## IN THE UNITED STATES BANKRUPTCY COURT EASTERN DISTRICT OF MICHIGAN SOUTHERN DIVISION

In re:	) Chapter 11
RALPH ROBERTS REALTY, LLC, et al. 1	) Case No. 12-53023
, ,	) (Jointly Administered)
Debtors.	) ) Judge Thomas J. Tucke )

#### NOTICE OF FILING SEVENTH PLAN SUPPLEMENT – PENDING SHORT SALES

PLEASE TAKE NOTICE THAT Ralph Roberts Realty, LLC and Ralph R. Roberts (the "Debtors"), by and through Gold, Lange & Majoros, P.C., their undersigned attorneys, hereby submit the attached Exhibit 1 – Seventh Plan Supplement – Pending Short Sales, which is a list of all of the Debtors' real estate listings for which short sale closings are currently pending, but have not yet closed, and with respect to which the Debtors will be entitled to commission income upon closing.

Dated: October 1, 2012

GOLD, LANGE & MAJOROS, P.C.

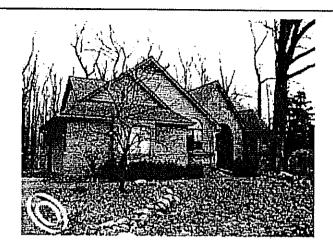
/s/ Hannah Mufson McCollum
HANNAH MUFSON MCCOLLUM (P67171)
Attorneys for Ralph Roberts Realty, LLC
24901 Northwestern Hwy., Suite 444
Southfield, MI 48075
(248) 350-8220
hmccollum@glmpc.com

<sup>&</sup>lt;sup>1</sup> This case is jointly administered with the case of Ralph R. Roberts, Case No. 12-53024.

# **EXHIBIT 1**

# PENDING SHORT SALES

Property Address	Trustee	Debtor	Case No.
7201 Alpine View	K, Jin Lim	Patricia Hollis	10-60469
3484 Eagle	K. Jin Lim	Don and Mary Hensley	11-40556
37759 Evergreen	Taunt	John and Therese Stiff	11-49966
9119 Garfield	Elimann	Heather Dare	11-71560
32239 Groat	Shapiro	Jennifer and Matthew Nelson	10-58843
368 N Harvey	K. Jin Lim	Audrey Redman	11-43818
35530 Lancashire	Kohut	Gerald and Phyllis Jason	11-71917
47806 Pavillon	Stevenson	Tamara Jorgenson	11-55044
49129 Peninsular	Stevenson	Ronnie and Tracie Smith	11-71064
47576 Pine Creek	Allard	Frank and Ramona Mugerdichian	11-17172
4548 Sedona	Turner Lewis	Scott and Roxana Chambers	10-48362
2095 Yorkshire	Kohut	Jill Marie Wright	12-42844



Listing Information #212074171Ad: 7201 ALPINE VIEW CT RES PEND ERTS/FS \$ 190,000 S T: WHITE LAKE TWP 48383-2440 Map: J 15 Loc: N M-59 W PORTER ROAD Area: 02121 Dir: M-59 TO PORTER ROAD, N/O PORTER ROAD TO ALPINE VIEW COURT Protect: 180 Lot Size: 165X273 Acr: 0 Front Ft: 165 BR: 4 Bath: 3 Lavs: 0 Prop ID: 1216376019 Sch: HURON VALLEY MBR: 17x14 E IR: Legal: T3N, R8E, SEC 16 & 21 OAKLAND COUNTY CONDOMINIUM PLAN NO 865 ALPINE BR2: 15x12 E GR: 23x20 E ESTATES UNIT 4 L 14754 P 720 6-20-94 FR 014 Tax: Sum: \$4,601 Win: \$1,212 Assoc. Fee: \$81 ANNUALLY Homestead: Y BR3; 13x13 L FR: 23x23 L Year Built: 1994 Oth/Spc: YES BR4: 13x13 L IB: Water Nm: Adl Doc: N Pos: CLOSING BR5: DR: 13x12 E Sq Ft: 1694 TBS: 1694 FBS: Src: PRD BFT: KT: 15x13 E Soil Type: % Wooded: 0 % Tillable: 0 % Tiled: 0 Comp Arr: Sub Agency: Y 3% Buyer Agency: Y 3% Transaction Coord.: Y 3% Ownership: PRIVATE - OWNED 336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 7/19/2012 Short Sale: Y RALPH ROBERTS Agt: 586-549-9346 Acc: APPT/LCKBX Gar: Y Ba: Y FP: Y Co-List: TIMOTHY COOK Co-List Ph: 313-550-Cnt: BUNNY MONT Ph: 586-549-9346 5604 Agent Only Remarks Gorgeous sprawling ranch with finished walkout. Hdwd, floors throughout upper & lower levels, 1st floorLC: N master suite w/walk in closet. Kitchen and great room with fireplace lead to large deck overlooking DWP: wooded lot. Dream home potential! All room dimensions are approximate and subject to buyer PAY: inspection. All showings scheduled through 1-800-showing INT: TRM: Features Exterior: BRICK Architecture: 1-ST Style: RANCH Site Desc: WOODED, HILLY-RAVINE WaterFront Desc: No Terms: CONV, FHA, VA, CASH Heating: FRCD AIR Fuel Type: GAS Cooling: CENTRAL, CEIL FAN Water Heater: GAS Fireplace Type: GRT RM, GAS Interior Feat: CABLE AVL, AIR CLEANR, HUMIDF, SMP PUMP, JETTED TUB Bath Desc: 1ST F BTH, 1ST F LAV, Other Rooms: DINING RM, 1ST FL LAU, Appliances: DISHW, DISPSL MBR BTH, BSM BTH GREAT RM, FAMILY RM Garage: 2 CAR, ATT, OPENER Foundation: BASEMENT Basement Type: FINISHED, WALKOUT Exterior Feat: DECK Road Frontage: PAVED Water Sewer: WELL, SEPTIC Pending Information Pend Date: 8/22/2012 DOM:49 Y Sell Off, ID:

The accuracy of all information, regardless of source, is not guaranteed or warranted. All information should be independently verified. Copyright Realcomp II Ltd. Shareholders 2012 Realcomp II Ltd., All Rights Reserved.

Sell Off:

Sell Agt:

Generated by LISA PEARCY on Friday, September 28, 2012 RALPH ROBERTS REALTY LLC 586-751-0000 Languages: English Server RCO7



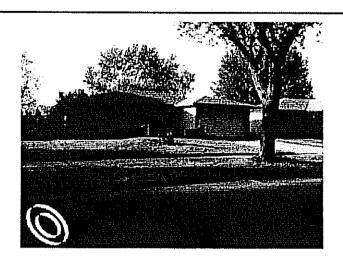
F Commerce Markel Conter \$100 Union Lake Ad., Suke 210 Cordinates Tup, Mi 43361 Phone; 242,340,2100 Just 242,404,2101 O West Moomileid Muskel Center 20200 Hontwestern Hwy, Sute 200 Formington Hills, MI 48534 2hone: 248,424,2300 fax: 248,424,2103 D Troy Markel Center 1700 W. Big Seaver, Suffa 100 Troy, MI 48084 Phone: 348,649,7200 Fu≍ 248,649,7208

#### PURCHASE AGREEMENT

i, the undirected the first and egis and egis as to purchase the following land situated in the licity, Efformant, ly line as
1 TOTAL TOTAL STATE OF THE CONTROL OF THE PART OF THE REPORT OF THE STATES UNIT & L 14754 P 720 6-20-96 PR USI
will, the aue is a literate announced opposition of the second of the second opposition oppos
In provent and and apput en and eath cluding lighting lowers and they have been been been been ween and travers rods, all
and allegaments, geniral vectum tystem and attachments, built is the property and equipment storm windows and doors.
blinds and shades, attached carpeling, outling damany, command only is a state dish and accessories, garage due opener accesor, a writings and shulters, landscaping, IV antenna, rotor and controls, satisfied dish and accessories, garage due opener
and transmitters, to give tables at time of possession, attached authorities, water south that the table and any the transmitters,
ak a sa s
the jum of One Bundend elighty thousand 00/00 Bollers, to lead 500.00 subject to existing building and use residetions, season entrand coning ordinances, if any, upon the following terms of sale:
dubject to existing building and use restrictions, essements and roning ordinances, it sley, upon the following terms of sec-
THE SALE TO BE CONSUMMATED BY: {Use paragraph □A, 区B, □C, or □D}  A. CASH SALE. Delivery of the usual Warranty Daed conveying a marketable title. Payment of purchase money to be made in cash, cashler's check or certified funds.
a many earning new recorded person of the usual Warranty Dead convolent marketable ille. Payment of Difference
- market to be made in each leachier's chook, or cariffed funds. This Addamant is continuent upon Purchassi deny adia 19 secure
a conventional mortgage in the amount of the haden on and pay the second down plus mortgage costs, pro-paid items, and adjustments in cash. Purchaser agrees to apply for such mortgage within 7 calendar
displaying accompancy of this ofter Purchaser agenes that in connection with said application to lander. Purchaser will promptly
comply with lander's required for adjoing sign sequired to propert the loan application, if a time commitment for all the model and
o annot the obtained within _ss_oalendardays from date of acceptance, at Seller's or Purchaecr's written option, this offer can by declared and and void and Purchaecr's deposit returned forthwith.
C. APPLICABLE TO HIA OR VA SALES DNLY: See affeched PRA/VA Addendum.
D, SALE ON LAND CONTRACT: See affached Land Contract Sale Addondum.
2. CLOSING Upon acceptance of this Agreement by Seller and conveyance of life in the condition required herein, Seller and Purchaser agree to consummate the sale on or before used 36. Glosing of this sale shall take place at the office of liabing broken, tille company, or lending inclination.
3. OCCUPANCY The property is owner occupied, itenant occupied, Wearant, Saler shall deliver and Purcharer shall accept possession of said property subject to rights of present ionants, if any, if Saler occupies property, it shall be vecated and keys surrendered to Broker occupies or poorty as a gread, Beller shall pay the sum of the per day. Broker shall rotate from the day of vacating the property as a gread, Beller shall pay the sum of the sum o
4. EARNEST MONEY DEPOSIT Broker is hereby authorized to make this offer and the deposit of
In the form of 1 cash, 20 check as earnest money to be held by Keller Williams of returned in accordance with the terms of this Agreement, 63 CKERS ACKNOWLED CEMENT OF DEPOSIT: Received by Keller Williams ROBERT SCHARTZ
\false Associate\) 5. HOME WARRANTY furchosor □ 2 ocepte Ødecknes an America's Preferred Supreme Home Profection Plan. Paid by: □ Seller □ Purchaser □ Other
6. AGENCY By the agreetures below Purchaser and Saller hareby acknowledge that the selling broker/seles associate are acting in the capacity of: □Saller's Agent, 図Buyer's Agent, □Dust Agent, □Transaction Occidinator
T.M. 11
Buyer(s) faileu
Page 1 of 5
This contract is for one by Residons Subscribers, use by any other party in illegal and voide the contract.

#### UNITED STATES BANKRUPTCY COURT FOR THE EASTERN DISTRICT OF MICHIGAN SOUTHERN DIVISION

In Re:	C N- 10 (0460 ##	
PATRICIA S. HOLLIS,	Case No. 10-60469-tjt Chapter 7	
Debtor/	Judge Tucker	
ORDER AUTHORIZ TO EMPLOY REAL E		
K. Jin Lim, the Chapter 7 Trustee, having	filed her Application to Employ Real Estate	
Broker; and the Court being fully advised in the pro	emises:	
IT IS ORDERED that the Trustee is auth	orized to employ Ralph R. Roberts of Ralph	
Roberts Realty, LLC, to sell the real property descr	ribed in the Application.	
IT IS FURTHER ORDERED that the amount of rate of broker's compensation shall be		
seven (7%) of the gross proceeds realized from t	the Trustee's sale of the real property, which	
shall be paid after application and after Court order	authorizing payment.	
Signed on February 28, 2012	/s/ Thomas J. Tucker	
	Thomas J. Tucker	
	United States Bankruptcy Judge	



**Listing Information** #212079069Ad: 3484 EAGLE DR RES PEND ERTS/FS \$ 140,000 S C: TROY 48083-5635 Map: AF 21 Loc: N WATTLES E JOHN R Area: 02203 Dir: NORTH ON JOHN R FROM WATTLES TO NIAGRA LEFT ON EAGLE Protect: 180 l.ot Size: 57X162 Acr: 0.21 Front Ft: BR: 3 Bath: 2 Lavs: 0 Prop ID: 2024302005 Sch: TROY MBR: 12x14 E LR; 14x16 E Legal: T2N, R11E, SEC 24 BEAVER TRAIL SUB NO 3 LOT 395 BR2: 12x12 E GR: Tax: Sum: \$2,699 Win: \$521 Assoc, Fee: \$ Homestead: Y BR3: 10x10 E FR: Year Bullt: 1977 Oth/Spc: YES BR4: LB: Water Nm; Adl Doc: N Pos: AT CLOSE BR5: DR: 12x12 E Sq Ft: 1554 TBS: 0 FBS: Src: PRD BFT: KT: 10x10 E Soll Type: % Wooded: 0 % Tillable: 0 % Tiled: 0 Sub Agency: Y 3% Buyer Agency: Y 3% Transaction Coord.; Y 3% Ownership: PRIVATE - OWNED Comp Arr: 336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 8/1/2012 Short Sale: Y RALPH ROBERTS Agt: 586-751-0000 Acc: APPT Gar: Y Ba: Y FP: N Co-List: LANETTE LOUWERS Co-List Ph: 586-751-Cnt: 1 Ph: 2487652139 0000 Agent Only Remarks All dimensions are approximate. FP in Living room. Nice neighborhood, Subject to Bankruptcy LC: N Court / 3rd party approval House is sold AS IS DWP: PAY: INT: TRM: **Features** Exterior: BRICK Architecture: 1-ST Style: RANCH WaterFront Desc: No Terms: CONV, FHA, VA, CASH Heating: FRCD AIR Bath Desc: 1ST F BTH, MBR BTH Fuel Type: GAS Garage: 2 CAR Foundation: BASEMENT Road Frontage: PAVED Water Sewer: MUN WAT, SEW-SANIT **Pending Information** Pend Date: 8/1/2012 DOM:44 Y Sell Off. ID: Sell Off: Sell Agt:

The accuracy of all information, regardless of source, is not guaranteed or warranted. All information should be independently verified.

Copyright Realcomp II Ltd., All Rights Reserved.

Generated by LISA PEARCY on Friday, September 28, 2012 586-751-0000 RALPH ROBERTS REALTY LLC Languages: English Server RCO10



### PURCHASE AGREEMENT (Form A)



BROKER ADDRESS 315 - Mary	Clarkeston 48346 TELEPHONE 248	16250200 FAX 2183933153
transaction in which the Buyer and Seller a	eigneted coloopoople are agents for the Selle iller initials) acknowledge that re each represented by different designeted	salespeople or Same salespeople.
[City, Village, Township] of	ned Seller and Purchaser agree to sell and purch OAK (A)	nase the following real property located in the County, Michigan, described as
window treatments, storm windows an water softener (rental units excluded), openors and transmitters, fireplace end the time of possession, all tacked down	d doors, screens, including all lightling fixtures of doors, screens, awnings, TV antenna, rotor security system, central vecum system and scaures, grates, logs and gas stachments, land carpeting, if any, now on the promises and all carpeting, if any, now on the promises and all carpeting, if any, now on the promises and all carpeting, if any, now on the promises and all carpeting, if any, now on the promises and all carpeting.	Lie (Form # 525) or Lis not on a private a shades, blinds, curtain rods, traverse rods, and controls, setellite dish and accessories, attechments, ettached mirrors, garage door iscoping, atteched humiditior, fuel in tanks at 2.2.
the "Purchase Price") subject to the av	UENTY SIX "FFOUSAND (the "Properties of building and use restrictions, easements, one set forth in this Purchase Agreement ("Agree	Dollars 5 12-6 000 .
2. PAYMENT. This transaction shall be col.  A. Cash Sale. Seller shall deliver to P. Price. The Purchase Price shall be paid.  B. Cash Sole With New Mortgage. The mortgage in the amount of \$ 90 = 0 proposit items, and adjustments. Solitor is the Purchase Price. The Purchase Price mortgage, at his own expense, within to promptly and in good faith comply we Purchaser agrees to obtain a policy of specified mortgage cannot be obtained time in writing within 5 days of the dead Written evidence of mortgage denial stagreement null and void and the Deposition.  C. Sale Subject to Existing Mortgage.  D. Sale Subject to Existing Mortgage.  E. Sale by Land Contract. Attach Land	nsummated by the subparagraph checked botom urchaser the bush Warranty Dead convoying in by cashler's check or cartified funds. Attach Sur in Agreement is contingent upon Purchaser's about the contingent upon Purchaser the usual Warranty Delica shall be paid by cashler's check or certificated a calendar days from the date of Seller's according to the contingent of	r. (Check box that applies) narketable tille upon tender of the Purchase vey Addendum. (Form # 275) uit to secure a THAT 2034 uitred down payment plus all mortgage costs, ed conveying marketable title upon tender of set funds. Purchaser agrees to apply for a uptance of this Agreement. Purchaser agrees on required to procees the loan application, witgoge lender. It a firm commitment for the br's acceptance and Soller fells to extend the the Deposit shall be returned to Purchaser, of the specified mortgage shall render this dendum (Form # 213) to Addendum (Form # 213)
Agreement. Purchaser acknowledges to Lead-Based Paint Hazards Disclosure as warranty of any kind by Seller or Listin warranties Purchaser may wish to obta Brokers and their salespeople; and (d) a distribute copies of the disclosures to an	acknowledges that he received from Seller and 1978, a Lead-Based Paint and Lead-Based Paint and Lead-Based First the Information provided in the Seller's Direct of any other property disclosure statement is (a) and any other property disclosure statement is (a) and and Selling Brokers and their selespecial; in; (c) provided solely by Seller and is not a disclosure only and not intended to be a part of y lender, appraiser and municipality, upon Purch	raint razards Disclosure prov to signing this sciosure Statement, Lead-Based Paint and a based upon Seller's knowledge and is not a (b) not a substitute for any inspections or representation made by Listing and Selling this Agreement, Seller authorizes Broker to aser's request.
(c) neither Saller nor Listing and Salling	or acknowledges that he is purchasing a USED I the Property; (b) he has the opportunity to have a Brokers and their salespeople have made an a Purchaser has rolled, except as set forth in this description of the Property is not warranted preement.	e additional inspections of the Property; and y representations or warranties of envision
(Inilias) Saler IV		(initials) Purchaser
REO 120 rev. 1/12	Page 1 of 4	© Real Estate One, Inc. 2012

This contract is for use by Realdown Subscribers. Use by any other party is illegal and words the contract.

#### UNITED STATES BANKRUPTCY COURT FOR THE EASTERN DISTRICT OF MICHIGAN SOUTHERN DIVISION

In Re:		
DON B. HENSLEY and MARY V. HENSLEY,		Case No. 11-40556-MBM Chapter 7 Judge McIvor
Debtors.	,	
	······································	

### ORDER AUTHORIZING TRUSTEE TO EMPLOY REAL ESTATE BROKER

K. Jin Lim, the Chapter 7 Trustee, having filed her Application to Employ Real Estate Broker; and the Court being fully advised in the premises:

IT IS ORDERED that the Trustee is authorized to employ Ralph R. Roberts of Ralph Roberts Realty, LLC, to sell the real property described in the Application.

IT IS FURTHER ORDERED that the amount of rate of broker's compensation shall be seven (7%) of the gross proceeds realized from the Trustee's sale of the real property, which shall be paid after application and after Court order authorizing payment.

Signed on April 13, 2012

/s/ Marci B. McIvor

Marci B. McIvor

United States Bankruptcy Judge

3/28/12 Realcomp Online

#### Macomb County Public Records - Full Detail Report W/Community Profile Report

Search Listings Realistom Printable View Map Property Back To List

Full Detail Report w/Community Profile 🗴

Start Transaction | Start Listing Input Form | Report Incorrect Data | Email Property

**Previous** 

Location & Ownership

Property ID: 1020332011

Property Address: 37759 EVERGREEN DR

City/ State/ Zip: STERLING HEIGHTS MI 48310-3930 Census Tract: 2314 Block Group: 3

Owner Name: JOHN F STIFF

Taxpayer Address: 37759 EVERGREEN DR

City/ State/ Zip: STERLING HEIGHTS MI 48310-3930

City/ Village/ Town: STERLING HEIGHTS

Subdivision: PARKWAY ESTATES

MLS Area: 03101-STERLING HEIGHTS

School District: WARREN CON

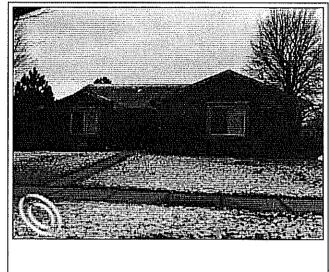
Property Category: RS

Taxes

Land Use: 401

Legal \$PARKWAY ESTATES SUB LOT 220
Description:

Photos Map



Next

V -55 1- W -63						
Year	Season	Total Ad Valorum	Administratīve Fees	Special Assessment	City/Village /Township	Total Seasonal
2011	Winter	70.54	0.70	0.00	00.0	71.24
2011	Summer	2,868.72	28.68	0.0	0.00	2,897.40
2010	Winter	77.89	0.77	0.00	0.00	78.66
2010	Summer	3,107.81	31.07	0.00	0.00	3,138.88
2009	Winter	87.87	0.87	0.00	0.00	88.74
2009	Summer	3,206.46	32.06	0.0	0.0	3,238.52
2008	Winter	84.20	0.84	0.0	0.00	85.04
2008	Summer	2,993.23	20.37	00.0	0.00	3,013.60
2007	Winter	70.22	0.70	0.00	0.00	70.92
2007	Summer	2,993.26	20.63	0.00	0.00	3,013.89

Assessments & Total Annual Tax

Year	Taxable Value	State Equalized Value	Homestead/Percent	Total Taxes
2011	74,300.00	74,300.00	100.00	2,968.64
2010	82,050.00	82,050.00	100.00	3,217.54
2009	92,550.00	98,550.00	100.00	3,327.26
2008	88,650.00	107,150.00	100.00	3,098.54
2007	86,700.00	115,850.00	100.00	3,084.81

ealcomponline.com/ASP/RENDERLISTPRO.ASP

3/28/12 Realcomp Online

Transfer Information

 Grantor
 Grantee
 Sale Date
 Deed Date
 Sale Price
 Deed Type
 Liber/ Page

 BARBER J
 STIFF J
 11/28/1994
 11/28/1994
 136,900.00
 WAR/DEED
 06529/0702

Other Recordings

Obligee Obligor Record Date Doc Date Amount Doc Type Liber/ Page

Characteristics

Living Area SF: 1680 Bedrooms:

Basement Square Footage: Bathrooms: 2

Year Built: 1980 Pool:

Year Remodeled: Fireplace: Y

Exterior: BRICK Garage Type: ATTACHED GARAGE

Stories: 1 Garage Year Built:

Style: Garage Square Feet: 504
Roof Type/ Cover: / Garage Length:

Basement Type: FULL Garage Width:
Water: Garage Capacity:

Heat Type: FORCED AIR Gas Service:

Heat Fuel:

Central Air: Y Sewer: #1 Porch/ Breezeway: Well:

#1 Porch/ Breezeway: Well:
#1 Porch Dimensions: Neighborhood:
#2 Porch/ Breezeway: Septic:
#2 Porch Dimensions: Storm Sewer:
Construction Type: Road Surface:
Land Dimension: 93 x 120 Through Street:

Land Dimension: 93 x 120 Through Street:

Land Sqft: Topography:

Acres: 0.26 Irregular: Y

Commercial

Number of Buildings:

Number of Units:

Total Square Feet:

Community Information for Zip Code 48310

Part or All of the Communities of: STERLING HEIGHTS, STERLING HTS

Characteristics: Significant Percentage of Family Households, Nearb

**Total Population:** 42,650 In Current Residence 5+ Years: 46% Density (People/Square Mile): 5.236 Annual Residential Turnover: 8% Population Change Since 1990: Median Years in Residence: 1% 4 Population Change Since 2000: 2% Median Dwelling Age: 24 Median Age: 37.9 Owner-Occupied Dwellings: 77% Number of Households: 14,708 Renter-Occupied Dwellings: 18%

realcomponline.com/ASP/RENDERLISTPRD.ASP

Average Household Size:	3	Vacant Dwellings:	5%
RS/CO	LISTINGS FOR SALE	R5/CO LISTINGS FOR	LEASE
On-Market Listings:	77	On-Market Listings:	10
Foreclosed Listings:	4	Foreclosed Listings:	0
Median List Price:	\$135,000.00	Median List Price:	\$1,437.50
Sold Listings (Past Year)	457	Leased Listings (Past Year):	91
Sold Short Sales:	55	Leased Short Sales:	0
Median Sold Price:	\$115,600.00	Median Sold Price:	\$1,310.00
Median Cumulative DOM:	37	Median Cumulative DOM:	23
	Community and demographic conto	ent provided by OnBoard Informatics <sup>©</sup> 2012.	= onboard

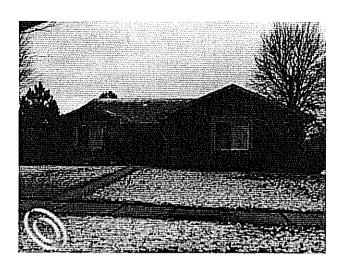
Click here to view MLS history for this property

The accuracy of all information, regardless of source, is not guaranteed or warranted. All information should be independently verified.

Copyright Realcomp 11 Ltd., Shareholders

2012 Réalcomp 11 Ltd., All Rights Reserved.

Generated by Realcomp II Ltd. for LISA PEARCY Server RC010 (67499112)



**Listing Information** #212019803Ad: 37759 EVERGREEN DR RES EXPD ERTS/FS \$ 95,000 S C: STERLING HEIGHTS 48310-3930 Map: **B9** Loc: S FOXHILLE RYAN Area: 03101 Dir: SOUTH OF FOXHILL AND EAST OF RYAN Protect: 180 Lot Size: 93X120 Acr: 0 Front Et: BR: 3 Bath: 2 Lavs: 0 Prop ID: 1020332011 Sch: WARRENCON MBR: 15x13 E LR: Legal: \$PARKWAY ESTATES SUB LOT 220 BR2: 9x11 E GR: 25x18 E Tax: Sum: \$2,897 Win: \$79 BR3: 13x11 E Assoc. Fee: \$ Homestead: Y FR: Year Built: **1980** Oth/Spc: YES BR4: LB: Water Nm: Adl Doc: Y Pos: 0 BR5: DR · Sq Ft: 1680 TBS: FBS: Src: MLS BFT: KT: 18x10 E Soil Type: % Wooded: 0 % Tillable: 0 % Tiled: 0 Comp Arr: Sub Agency: N Buyer Agency: Y 3% Transaction Coord.: N Ownership: PRIVATE - OWNED 336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 2/25/2012 Short Sale: Y CHRIS KAYNE Agt: 586-751-0000 Acc: APPT Gar: Y Ba: Y FP: N Co-List: Co-List Ph: Cnt: SHERRY D Ph: 586-751-0000 Agent Only Remarks Please call 1-800-showing to schedule an appointment subject to final short sale/ bankruptcy approval LC: N DWP: PAY: INT: TRM: **Features** 

Exterior: BRICK WaterFront Desc: No Fuel Type: GAS Garage: 2 CAR, ATT Road Frontage: PAVED

Architecture: 1-5T Terms: CONV, CASH Cooling: CENTRAL Foundation: BASEMENT

Water Sewer: MUN WAT, SEW-SANIT

Style: RANCH Heating: FRCD AIR Bath Desc: 1ST F BTH Exterior Feat: FENCED

The accuracy of all information, regardless of source, is not guaranteed or warranted. All information should be independently verified. Copyright Realcomp II Ltd. Shareholders 2012 Realcomp II Ltd., All Rights Reserved.

> Generated by LISA PEARCY on Friday, September 28, 2012 RALPH ROBERTS REALTY LLC 586-751-0000 Languages: English Server RCO10

F 44-11	1.25
	7
	•
简)	ı
North Earl	洪보
MEDILL	и

#### **Sales Contract**

I	-1

Unditled

	ing Office	REMAX	SUBURBAN	MLS BRKR#	603 Dat	्रिक्षा March 6, 2012
	ing Office	RALPH	ROBERTS REA			gcAM X PM
ì.	PROPER	TY DESCRI	PTION Buyer agrees to b	uy from Seller the property locat		7759 Evergreen Drive
			County, Mi	chigan, and logally described as:		
	fixtures; p mechanica fireplace	lumbing fixtu il coutrols; s doors and so	res; water softener (unless hades; awnings; shutters;	rented); heating fixtures; electri- window blinds; curtain and a	ical fixtures; rad drapery rods; s	eller, built-in appliances; lighting ito and television antemas and any ttached floor coverings; attached doors; landscaping, fences, and
	hul does r	ut include		<u> </u>	<u></u>	. The
2. 3.	property is SALES P METHOD completed	purchased so RICE The so DOF PAYM by the follow	des price is S 95,0 ENT All montes must be ring method;	paid by cash, certified check,	cashiers check,	or money order. The sale will be
	NEW amou to del	MORTGAG nt of \$ liver to Seller leted upon So	E; This agreement is continued to be a continued	oval before, Si y deed conveying marketable titl	in n(n) days afte oller may cance to.	mortgage foun in the r Seller's acceptance. If Buyor fulls I this agreement. The sale will be
	MOR Buye the se contr	al interest of years after TGAGE ASS r will assume the price and act assignment.	percent. Buyer closing.  CIMPTION or LAND CO and pay the existing mort the existing of approximate. Buyer will reimburse Se	or will puy the entire balance,  ONTRACT ASSIGNMENT: If the gage or land contract according to the second s	which may req he holder of the to its terms. Buy upon Soller's do I in escrow.	ond Soller signing a land contract, or more, including uire a lump-sum payment, within mortgage or land contract agrees, yer will pay the difference between elivery of a warranty deed or a land
4.	TITLE I exception Buyer has	NSURANCE s in the amou s waived all o rovide Seller ed defects, If	Seller shall provide to nt of the sales price. Selle, ther contingencies contain with written notice of any	Buyer, at Seller's expense, an r will apply for a commitment for ed in this agreement. Upon receive objections, Soller will then have	owner's policy or title insurance ipt of the comm re 30 days after	y of title insurance with standard within days after the itment, Buyer shall have 5 receiving written notice to remedy terminate, and any deposit shall be
5,	SURVE) drain cust an attache	//SITE INVE ements, rights ed addendum.	of way, etc., are the sole	responsibility of Buyer unless sp	pecified in other	ngs, matters of survey, use permits, provisions of this agreement, or on
6.		RTY INSUR	ANCE Selier shall be re-	sponsible for fire and extended	coverage lasur	rance on the property until sale is
7,	taxes and	costs require	ed to convey clear title. U	in this agreement, it is agreed inless otherwise provided in this e closing costs required by lende	s ugreement, Bu	Il pay all state and county transfer tyer shall pay the cost of recording
8.	TAXES	AND ASSES	ISMENTS Seller will pay will be paid as follows:	y all prior years' real estate tax	ces and assessm	ents. The current year's real estate of closing. Buyer will pay taxes and
	LI NO	rkoka non sments which	sener will pay the taxes i are due on or after the da	and assessments which are due it to of closing, "Due" means the d	ate on which a i	ax or assessment becomes payable.
FC	RM I OC	T/09		Page 1 of 4		Ale_

Ralph R. Roberts Real Estate, CLC 12900 Hall Road Sterling Heights, MI 48026 Fhone: (586)751-0000 Fax: (586)620-6469 Ralph Roberts

Produced with zipForm® by zipLogix 18070 Fittien Mile Road, Frasor, Michigan 48026 www.zipLogix.com

#### UNITED STATES BANKRUPTCY COURT EASTERN DISTRICT OF MICHIGAN SOUTHERN DIVISION

In re:		
John and Therese Stiff		
		Case No. 11-49966
		Chapter 7
Debtors.		Honorable Steven W. Rhodes
	/	
ORDER A	UTHORIZING TRUSTE	EE TO EMPLOY
REA	<u>L ESTATE AGENT ANI</u>	D BROKER
THIS MATTER havin	ng come before the Cour	rt upon the Trustee's Application to
Employ Real Estate Agent and	Broker, the Court having	read same and being otherwise fully

Employ Real Estate Agent and Broker, the Court having read same and being otherwise fully advised in the premises;

IT IS HEREBY ORDERED that the Trustee be and hereby is authorized to employ Ralph Roberts as real estate sales agent and Ralph Roberts Realty, LLC as broker with compensation not to exceed 7% of the gross proceeds from the sale of the real property located at 37759 Evergreen, Sterling Heights, MI. Mr. Roberts will not be required to submit hourly time records in order to receive compensation.

IT IS FURTHER ORDERED that all fees and expenses sought by Mr. Roberts and Ralph Roberts Realty, LLC are subject to Court approval.

Signed on February 22, 2012	
• ,	/s/ Steven Rhodes
	Steven Rhodes
	United States Bankruptcy Judge



**Listing Information** 

RES PEND ERTS/FS \$ 110,000 S #212041986Ad: 9119 GARFTELD DR Area: **04041** T: NORTHFIELD TWP 48189-9273 Map: V 1 Loc: N ASH E LINCOLN Dir: EAST SHORE TO LAKEVIEW TO GARFIELD Protect: 15 Lot Size: 120X100 Acr: 0.28 BR: 3 Bath: 2 Front Ft: 120 Lavs: 1 Prop ID: B00205379033 Sch: WHITMORE LAKE MBR: 12x14 U LR: 17x12 E Legal: ASSR REQUEST \*\*FROM 0205379023 04/09/92 \*\*FROM 0205379024 BR2: 13x10 U GR: 04/09/92 \*\*FROM 0205379025 04/09/92 \*\*FROM 0205379026 04/09/92 NO 45-1 BR3: 13x10 U FR: 14x15 E Tax: Sum: **\$861** Win: \$2,131 Assoc. Fee: \$ Homestead: Y Year Bullt: 1992 Oth/Spc: BR4: LB: 10×10 E Water Nm: Adl Doc: Y Pos: IMMED BR5: DR: 10x11 E Sq Ft: **2000** FBS: Src: EST BFT: KT: 09x09 E Soil Type: % Wooded: 0 % Tillable: 0 % Tiled: 0 Comp Arr: Sub Agency: Y 3 Buyer Agency: Y 3 Transaction Coord.: Y 3 Ownership: PRIVATE - OWNED 336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 4/26/2012 Short Sale: Y Agt: 586-751-0000 RALPH ROBERTS Acc: APPT Gar: Y Ba: N FP: Y Co-List: WALID BAST Co-List Ph: 734-934-Cnt: WALID BAST Ph: 734-934-3498 3498 Agent Only Remarks All showings call 1800SHOWING. Within walking distance to downtown Whitmore lake. Lake

privilges to all sports whitmore lake. 3 bedroom, 2.5 baths. Kitchen opens to family room with a niceDWP: field stone fireplace, some wood floors, recess lighting & an open floor plan. Sold as is, purchaser is PAY: resonsible for all insp. & repairs if any, all offers & commissions are subject to 3rd party approval. INT: All info is estimated, 24 Hour notice to show. TRM:

**Features** 

Exterior: VINYL WaterFront Desc: No Fuel Type: GAS

Fireplace Type: FAM RM Foundation: CRAWL

Pend Date: 7/30/2012

Sell Off, ID:

Architecture: 2-ST Terms: CONV, FHA, CASH

Cooling: CENTRAL

Bath Desc: 1ST F LAV, 2ND F BTH, MBR BTH Road Frontage: GRAVEL

**Pending Information** 

DOM:95 N

Sell Off:

Sell Agt:

Water Sewer: WELL, SEW-SANIT

Style: COLONIAL

Heating: FRCD AIR

Water Heater: GAS

Garage: 2 CAR, ATT

The accuracy of all Information, regardless of source, is not guaranteed or warranted. All information should be independently verified. Copyright Realcomp II Ltd. Shareholders 2012 Realcomp II Ltd., All Rights Reserved.

> Generated by LISA PEARCY on Friday, September 28, 2012 RALPH ROBERTS REALTY LLC 586-751-0000 Languages: English Server RCO8

_	
	I-1
Ê	
ŔĔ	Sales Contract
Scl	ling Office ERA Reagton Healty MLS HRKR# ESSENCE Date 3-12-2012
Lis	ting Office Rolph Redwert's Realty 1.1.C MISBRKR# Time 13:00 AMX PM
ı.	PROPERTY DESCRIPTION Buyer agrees to buy from Seller the property located at 9114 Garfield Dr
	Lihit more Lake 15159-9.75  Lish tenan County, Michigan, and legally described as:
	This special country, making any assertion as
	The property includes all buildings; all fixtures; all gas, oil, and mineral rights owned by Seller; built-in appliances; lighting
	fixtures; plumbing fixtures; water softener (unless rented); heating fixtures; electrical fixtures; made and television antennas and any
	mechanical controls; shades; awnings; shutters; window blinds; curtain and drapery rods; attached floor coverings; attached
	fireplace doors and screens; garage door opener and controls; screens, storm windows and doors; landscaping, fences, and mailboxes, if any; and See Addendum.
	but does not include The property is purchased subject to zoning ordinances and to use restrictions and easements of record.
2.	SALES PRICE The sales price is S Projection.
3,	METHOD OF PAYMENT All monies must be paid by eash, certified check, eashiers check, or money order. The sale will be completed by the following method:
	CASH: Buyer will pay the sales price in cash upon Seller's delivery of a Trustee deed conveying marketable title.
	NEW MORTGAGE: This agreement is contingent on Buyer's ability to obtain u(n) Conventional mortgage loan in the
	amount of S ROLCO. Buyer will apply for the loan within 5 days after Seller's acceptance. If Buyer fails to deliver to Seller evidence of the loan approval before, Seller may cancel this agreement. The sale will be
	completed upon Seller's delivery of a warranty deed conveying marketable title.
	LAND CONTRACT: Buyer will pay S down payment upon Buyer and Seller signing a land contract, pursuant to which Buyer will pay monthly installments (principal and interest) of \$ or more, including
	annual interest of percent. Buyer will pay the entire balance, which may require a lump-sum payment, within
	MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT: If the holder of the mortgage or land contract agrees, Buyer will assume and pay the existing mortgage or land contract according to its terms. Buyer will pay the difference between
	the sales price and the existing of approximately S upon Seller's delivery of a warranty deed or a land
ı	contract assignment. Buyer will reimburse Seller at closing for any funds held in excrow.  TITLE INSURANCE Seller shall provide to Buyer, at Seller's expense, an owner's policy of title insurance with standard
•	exceptions in the amount of the sales price. Seller will apply for a commitment for title insurance within days after the
	Buyer has waived all other contingencies contained in this agreement. Upon receipt of the commitment, Buyer shall have
	days to provide Seller with written notice of any objections. Seller will then have 30 days after receiving written notice to remedy the claimed defects. If Seller is unable to remedy the defects within 30 days, this agreement shall terminate, and any deposit shall be
	refunded to Buyer.
	SURVEY/SITE INVESTIGATION All matters related to but not limited to zoning, soil borings, matters of survey, use permits, drain cusements, rights of way, etc., are the sole responsibility of Buyer unless specified in other provisions of this agreement, or on
	an attached addendum.
•	PROPERTY INSURANCE Seller shall be responsible for fire and extended coverage insurance on the property until sale is
	closed.  CLOSING COSTS Unless otherwise provided in this agreement, it is agreed that Seller shall pay all state and county transfer
	taxes and costs required to convey clear title. Unless otherwise provided in this agreement, Buyer shall pay the cost of recording
	the deed und/or security interests and all mortgage closing costs required by lender for the Buyer.  TAXES AND ASSESSMENTS Soller will pay all prior years' real estate taxes and assessments. The current year's real estate
•	laxes and assessments will be paid as follows:
	NO PRORATION Seller will pay the taxes and assessments which are due before the date of closing. Buyer will pay taxes and
	assessments which are due on or after the date of closing. "Due" means the date on which a tax or assessment becomes payable
:0	RM   OCT/09 Page 1 of 4
alpi	1 R. Roberts Real Estate, LLC 12900 Half Road Sterling Heights, MI 48026
no n	c: (586)751-0000 Fax: (586)670-6469 Raich Roberts Timided

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipl.ogis.com

#### IN THE BANKRUPTCY COURT FOR THE UNITED STATES FOR THE EASTERN DISTRICT OF MICHIGAN SOUTHERN DIVISION

Ĭ'n	the	matter	of.
111	LIIC	malici	C) t

Heather Dare

Case No. 11-71560

Chapter 7

Hon, Marci B, McIvor

Debtor(s)

ORDER ALLOWING APPOINTMENT OF REAL ESTATE BROKER

This matter having come on to be heard upon the attached Trustee's Application for Authority to Employ Real Estate broker and the Court having reviewed it and being otherwise fully advised in the premises;

IT IS HEREBY ORDERED AND ADJUDGED that Douglas S. Ellmann, Chapter 7 Trustee, is hereby authorized and empowered to employ, Ralph Roberts Realty LLC as Real Estate broker in the above entitled case under the terms and conditions stated in the application.

IT IS FURTHER ORDERED AND ADJUDGED that all fees awarded to the Real Estate broker for the Trustee are subject to the approval of the Court.

Signed on August 01, 2012

/s/ Marci B. McIvor
Marci B. McIvor
United States Bankruptcy Judge

\$ 144,900 S

Area: 05173

Water Sewer: MUN WAT



**Listing Information** #212017209Ad: 32239 GROAT BLVD RES PEND ERTS/FS 48173-8635 Map: S 26 Loc: S WOODRUFF W JEFFERSON Dir: JEFFERSON TO WOODRUFF TO DAY LILLY

Protect: 15 Lot Size: 80X127 Acr: 0.23 Front Ft: 80 BR: 4 Bath: 2 Lavs: 1 Prop ID: 70152010043000 Sch: GIBRALTAR MBR: 17x14 U LR: 17x16 E Legal: 11C 43 T5S UNIT 43 WAYNE COUNTY CONDO SUB PLAN 474 AKA RIVER BR2: 12x14 U GR:

VALLEY L29824 P2909-2976

T: BROWNSTOWN TWP

Tax: Sum: **\$1,833** Win: **\$1,790** Assoc. Fee: \$ Homestead: Y BR3: 11x12 U FR: 20x22 E BR4: 11x12 U IB.

Year Built: 2002 Oth/Spc: YES

Water Nm: DR: 17x16 E Adl Doc: Y Pos: IMMED BR5: Sq Ft: **2616** TBS: FBS: Src: PRD BFT: KT: 14x20 E

Soll Type: % Wooded: 0 % Tillable: 0 % Tiled: 0 Comp Arr:

Sub Agency: Y 3 Ownership: PRIVATE - OWNED Buyer Agency: Y 3 Transaction Coord,: Y 3 336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 2/17/2012 Short Sale: Y

RALPH ROBERTS Agt: 734-934-3498 Acc: APPT/LCKBX Gar: Y Ba: Y FP: Y Co-List: WALID BAST Co-List Ph: (734) 934-Cnt: SHOWNGTIME Ph: BOOSHOWING 3498

Agent Only Remarks

cick on schedule a showing, sharp 4 bedroom, 2.5 baths newer construction. Formal dining and LC: N living room, spacious kitchen with dining area, huge Family Room &more. Must see! Please refer to DWP: uploaded doces for offer instructions. Sold AS IS, purchaser is responsible for all insp.& repairs if PAY: any. Offers subject to 3rd party approval, negos handled by special counsel on behalf of estate for INT: quick turn around. TRM:

**Features** 

Exterior: BRICK, VINYL Architecture: 2-ST Style: COLONIAL WaterFront Desc: No Terms: CONV, CASH Heating: FRCD AIR Fuel Type: GAS Cooling: CENTRAL Water Heater: GAS

Fireplace Type: FAM RM Bath Desc: 1ST F BTH, 1ST F LAV, 2ND F BTH, Other Rooms: DINING RM, LIVING RM, **FAMILY RM** 

MBR BTH

Garage: 2 CAR, ATT, OPENER, Foundation: BASEMENT Basement Type: UNFINISHED Exterior Feat: SPRINKLR

Road Frontage: PAVED Pending Information Pend Date:3/2/2012 DOM:56 Y

Sell Off. ID: Sell Off: Sell Agt:

The accuracy of all information, regardless of source, is not guaranteed or warranted. All information should be independently verified. Copyright Realcomp II Ltd. Shareholders 2012 Realcomp II Ltd., All Rights Reserved.

> Generated by LISA PEARCY on Friday, September 28, 2012 RALPH ROBERTS REALTY LLC 586-751-0000 Languages: English Server RCO10

The property includes all buildings; all fixtures; fixtures; plumbing fixtures; water softener (unless mechanical controls; shades; awalings; shutters; fireplace doors and screens; garage door opene mailboxes, if any; and See Addendum.  hut does not include property is purchased subject to zoning antinunces.  SALES PRICE The sales price is S 120 0 METHOD OF PAYMENT All manies must be completed by the following method:  ACASH: Buyer will pay the sales price in eash to NEW MORTGAGE: This agreement is continuation of S 10 Duyer with antions of S 10 Duyer will pay the sales price in cash to be deliver to Soller evidence of the loan approve completed upon Soller's delivery of a warranty LAND CONTRACT: Buyer will pay monthly insumual interest of purcount to which Buyer will pay monthly insumual interest of percent. Buyer years after closing.  MORTGAGE ASSUMITION or LAND CONTRACTS	oo dilac mb
Selling Office  Listing Office  1. PROPERTY DESCRIPTION Buyer agrees to b  WAYNE County, Mi  PJ707-3976  The proporty includes all buildings; all fixtures; fixtures; plumbing fixtures; water softener (unless mechanical controls; shades; awaings; shutters; fireplace doors and sereems; garage door opene mailboxes, if any; and See Addendum.  hut does not include  property is purchased subject to zoning antimences sales of any; and sereems; garage door opene mailboxes, if any; and See Addendum.  hut does not include  property is purchased subject to zoning antimences.  SALES PRICE The sales price is \$ 120.0  3. METHOD OF PAYMENT All mondes must be completed by the following method:  ACASII: Buyer will pay the sales price in cash to NEW MORTGAGE: This agreement is conting amount of \$ 100 miles of the loan approved to deliver to Soller evidence of the loan approved completed upon Seller's delivery of a warranty of LAND CONTRACT: Buyer will pay monthly ins unnual interest of percent. Buyer yours after closing.  MORTGAGE ASSUMITION or LAND CONTRACTS	MLS BRKR# 327740 Date 2/85/12  MLS BRKR# 32940 Timo 2:21 AM   PM   PM   PM   PM   PM   PM   PM
Listing Office  1. PROPERTY DESCRIPTION Buyer agrees to b  WAYNE County, Mi  PJ707-377(A  70/520/00-42000  The property includes all buildings; all lixtures; fixtures; plumbing fixtures; water softener (unless muchanical controls; shades; awanings; shutters; fireplace doors and screens; garage door opene mailboxes, if any; and See Addendum.  but does not include property is purchased subject to zoning antinances.  SALES PRICE The sales price is \$ 120.0  3. METHOD OF PAYMENT All mondes must be completed by the following method:  A CASH: Buyer will pay the sales price in cash to NEW MORTGAGE: This agreement is conting amount of S  louder to Soller evidence of the loan approve completed upon Seller's delivery of a warranty of LAND CONTRACT: Buyer will pay monthly ins unnual interest of percent. Buyer yours after closing.  MORTGAGE ASSUMITION or LAND CONTRACTS	MI.S BRKR# 369740 Time A: A1 AM PM  Lay from Soller the property located at 32239 REDAT REVEL  Chigan, and legally described us: Rivier Valley L2924  The all gas, oil, and minoral rights owned by Soller; built-in appliances; lighting rented); heating fixtures; electrical fixtures; mide and television autemas and any window blinds; currain and drapery rods; ultached floor coverings; attached r and controls; screens, storm windows and doors; landscaping, fences, and controls; screens, storm windows and doors; landscaping, fences, and controls; screens, storm windows and doors; landscaping.
The property includes all buildings; all fixtures; fixtures; plumbing fixtures; water softener (unless mechanical controls; shades; awalings; shutters; fireplace doors and screens; garage door opene mailboxes, if any; and See Addendum.  hut does not include property is purchased subject to zoning antinunces.  SALES PRICE The sales price is S 120 0 METHOD OF PAYMENT All manies must be completed by the following method:  ACASH: Buyer will pay the sales price in eash to NEW MORTGAGE: This agreement is continuation of S 10 Duyer with antions of S 10 Duyer will pay the sales price in cash to be deliver to Soller evidence of the loan approve completed upon Soller's delivery of a warranty LAND CONTRACT: Buyer will pay monthly insumual interest of purcount to which Buyer will pay monthly insumual interest of percent. Buyer years after closing.  MORTGAGE ASSUMITION or LAND CONTRACTS	all gas, oil, and minoral rights owned by Seller; built-in appliances; lighting rented); heating fixtures; of cetrical fixtures; mido and television automas and any whidow bilinds; cumuin and drapery rods; uttached floor coverings; attached and controls; screens, storm windows and doors; landscaping, fences, and controls; screens, storm windows and doors; landscaping, fences, and controls; screens, storm windows and doors; landscaping, fences, and controls; screens, storm windows and doors; landscaping, fences, and controls; screens, storm windows and doors; landscaping, fences, and controls; screens, storm windows and doors; landscaping, fences, and controls; screens, storm windows and doors; landscaping, fences, and controls; screens, storm windows and doors; landscaping, fences, and controls; screens, storm windows and doors; landscaping, fences, and controls; screens, storm windows and doors; landscaping, fences, and controls; screens, storm windows and doors; landscaping, fences, and controls; screens, storm windows and doors; landscaping, fences, and controls; screens, storm windows and doors; landscaping, fences, and controls; screens, storm windows and doors; landscaping, fences, and controls; screens, storm windows and doors; landscaping, fences, and controls; screens, storm windows and doors; landscaping, fences, and controls; screens, storm windows and doors; landscaping, fences, and controls; screens, screen
The property includes all buildings; all fixtures; fixtures; plumbing fixtures; water softener (unless mechanical controls; shades; awnings; shutters; fireplace doors and screens; garage door opene mailboxes, if any; and See Addendum.  hut does not include property is purchased subject to zoning quimaneas.  2. SALES PRICE The sales price is S 120, 0 3. METHOD OF PAYMISHT All mondex must be completed by the following method:  X CASH: Buyer will pay the sales price in eash to NEW MORTGAGE: This agreement is conting amount of S. Duyer will to deliver to Soller evidence of the loan approve completed upon Soller's delivery of a warranty.  LAND CONTRACT: Buyer will pay monthly ins unnual interest of percent. Buyer years after closing.  MORTGAGE ASSUMITION or LAND CONTRACTS.	all gas, oil, and minoral rights owned by Soller; built-in appliances; lighting rented); heating fixtures; electrical fixtures; midio and television automas and any whidow bilinds; eurusin and drapery rods; uttached floor coverings; attached r and controls; screens, storm windows and doors; landscaping, fences, and controls; screens, storm windows and doors; landscaping, fences, and controls; screens, storm windows and doors; landscaping, fences, and controls; screens, storm windows and doors; landscaping, fences, and controls; screens, storm windows and doors; landscaping.
The property includes all buildings; all fixtures; fixtures; plumbing fixtures; water softener (unless mechanical controls; slandes; awalugs; shutters; fireplace doors and screens; garage door opene mailboxes, if any; and See Addendum.  hut does not include property is purchased subject to zoning optimineous SALES PRICE. The sales price is \$ 120.00.  3. AIBTHOU OF PAYMENT All montes must be completed by the following method:  ACASH: Buyer will pay the sales price in cash to NEW MORTGAGE: This agreement is continuation of \$	whidow blinds; curuin and dispery rods; ultached floor coverings; attached r and controls; screens, storm windows and doors; landscaping, fences, and controls; screens, storm windows and doors; landscaping, fences, and and to uso restrictions and casemants of record.
mechanical controls; shades; awaliass; shutters; fireplace doors and serecris; garage door opene mailboxes, if any; and See Addendum.  hut does not include property is purchased subject to zoning onlinances.  SALES PRICE The sales price is \$ 120.00  METHOD OF PAYMENT All monies must be completed by the following method:  CASH: Buyer will pay the sales price in each a NEW MORTGAGE: This agreement is conting amount of \$ 100 per will to deliver to Soller evidence of the loan approve completed upon Seller's delivery of a varianty of LAND CONTRACT: Buyer will pay monthly insumual interest of percent. Buyer yours after closing.  MORTGAGE ASSUMITION or LAND CONTRACTS.	whidow blinds; curuin and dispery rods; ultached floor coverings; attached r and controls; screens, storm windows and doors; landscaping, fences, and controls; screens, storm windows and doors; landscaping, fences, and and to uso restrictions and casemants of record.
property is purchased subject to zoning optiminess  SALES PRICE The sales price is S 120 5  METHOD OF PAYMENT All mondes must be completed by the following method:  CASH: Buyer will pay the sales price in eash to NEW MORTGAGE: This agreement is continuation of S 10 Duyer will namount of S 10 Duyer will oddiver to Soller evidence of the loan approved completed upon Soller's delivery of a warranty LAND CONTRACT: Buyer will pay monthly insumual interest of 10 percent. Buyer years after closing.  MORTGAGE ASSUMITION or LAND CONTRACT.	and to uso restrictions and easements of record.
2. SALES PRICE The sales price is \$ 120 0  METHOD OF PAYMENT All montes must be completed by the following method:  CASH: Buyer will pay the sales price in eash to NEW MORTGAGE: This agreement is conting amount of \$	and to uso restrictions and easements of record.
2. SALES PRICE The sales price is \$ 120 0  METHOD OF PAYMENT All montes must be completed by the following method:  CASH: Buyer will pay the sales price in eash to NEW MORTGAGE: This agreement is conting amount of \$	oo dilac mb
completed by the following method:    CASH: Buyer will pay the sales price in each to NEW MORTGAGE: This agreement is continuous of S. Buyer will not deliver to Soller evidence of the loan approve completed upon Soller's delivery of a warranty.    LAND CONTRACT: Buyer will pay S pursuant to which Buyer will pay monthly insumual interest of percent. Buyer will pay monthly insumual interest of percent. Buyer will pay monthly insumual interest of percent.	
CASH: Buyer will pay the sales price in eash to NEW MORTGAGE: This agreement is conting amount of \$ . Duyer will to deliver to Soller evidence of the loan approved completed upon Seller's delivery of a warranty LAND CONTRACT: Buyer will pay \$ pursuant to which Buyer will pay monthly insumual interest of percent. Buyer yours after closing.  MORTGAGE ASSUMITION or LAND CONTRACT.	mild by cash, certified check, conhiers check, or money order. The sale will be
in the More of AGE: This agreement is continuation of S . Buyer will oduliver to Soller evidence of the loan approvement of th	non Sollar's delivers of a Tourise sheet annual and a second
completed upon Soller's delivery of a warranty  LAND CONTRACT: Buyer will pay pursuant to which Buyer will pay monthly ins  unnual interest of	pon senter a denivery of a Trustee meet eniverying markotable title.
completed upon Soller's delivery of a warranty  LAND CONTRACT: Buyer will pay pursuant to which Buyer will pay monthly ins  unnual interest of	I apply for the loan within days after Seller's accordance follower falls
LAND CONTRACT: Buyer will pay S pursuant to which Buyer will pay monthly ins unnual interest of percent. Buyer yours after closing.  MORTGAGE ASSUMPTION or LAND CONT	II DOIDE Solide may concel this exceement. The cole will be
unnual interest of percent. Buyer yours after closing MORTGAGE ASSUMITION or LAND CON'	ICCU CDRVOVIIII IDATEGIANIA IRRA
unnual interest of percent. Buyer yours after closing MORTGAGE ASSUMITION or LAND CON'	down payment upon Buyer and Soller signing a land contract.
MORTGAGE ASSUMPTION or LAND CON	BBBBCHS IDDHINDAL AND HIGAPORTS AF T
MORTGAGE ASSUMPTION of LAND CON	viti pay the entito ostanco, which may require a lump-sum payment, within
	PRACT ASSIGNMENT: If the helder of the mortgage or land contract agrees,
polot mai evenue min hay me extendi dibuling	6 of full confine according to its tonne. Russes will not the Africana between
me omes later and the existing of abbleximately	S timum Sallade dellacome alla communita de e è e e i
contact assignment. Dityef Will reimonize Seller	Al Closing for any finals hold in access
4. TITLE INSURANCE Seller shall provide to Bu	yer, at Seller's expense, an owner's policy of title insurance with standard
exceptions in the altitude of the sales orice. Seller to	i filmiv for a commitment the fills insurance white
days to provide Saller with written notice of any aid	this agreement. Upon receipt of the commitment, Buyer shall have 7 rections. Sofler will then have 30 days after receiving written notice to remedy
the claimed defects. If Seller is unable to remedy the	defects within 30 days, this agreement shall terminate, and any deposit shall be
teranged to bitable	
SURVEY/SITE INVESTIGATION All matters reli	sted to but not limited to zoning, soil borings, mutters of survey, use permits,
and any anti- inguity at way, etc., and the sole response	nsibility of Buyer unless specified in other provisions of this agreement, or on
an penetro adoctionis.	
closed.	ible for fire and extended coverage insurance on the property until sale is
. CLOSING COSTS Unless otherwise provided in the	for manufacture of the arrowned these D. March. 18
the deed and/or security interests and all morteage close	IN BUILDING IN IN INTERMEDIATE SAME SAME STATE AND A SAME AND AND AND AND ASSAULT OF THE SAME SAME AND A SAME SAME SAME SAME SAME SAME SAME SA
. TAXES AND ASSESSMENTS Seller will nav all	is agreement, it is agreed that Soller shall pay all state and county transfer otherwise provided in this agreement, Buyer shall pay the cost of recording ing costs required by lender for the Buyer.
tayes and appearate this Do Hate us (DHOWS;	otherwise provided in this agreement. Buyer shall pay the cost of recording
NO PRORATION Seller will pay the taxes and as assessments which are due on or after the date of c	otherwise provided in this agreement. Buyer shall pay the cost of recording- ing costs required by lender for the Buyer. prior years' real estate taxes and assessments. The current year's real estate

FORM I OCT/09

Page I of 4

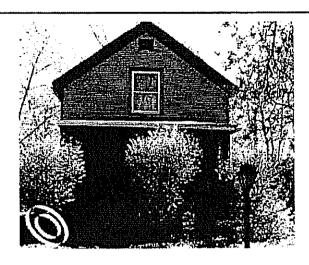
Rulph R. Roberts iteal Estato, LLC 12900 Hall Road Sterling Holghts, MI 48036 Flore: (386)620-6469 Rulph Roberts

Produced with zipForm® by zipLoght 10070 Fitsen Mile Hoad, Frener, Michigan 45020 www.zipLoght.com

Untitled

#### UNITED STATES BANKRUPTCY COURT EASTERN DISTRICT OF MICHIGAN SOUTHERN DIVISION—DETROIT

IN RE MATTHEW AND JENNIFER NELSON,	Chapter 7
	CASE No. 10-58843
Debtors.	Judge Walter Shapero
ORDER APPROVING TRUSTEE'S EM	PLOYMENT OF REAL ESTATE BROKER
The Court has considered the Trustee's	application to employ a real estate broker and
finds good cause to enter this Order.	
IT IS ORDERED as follows:	
A. The Trustee is authorized to emp	ploy Ralph Roberts Realty, LLC as real estate
broker on a percentage fee basis pursuant to 11	U.S.C. § 328 with compensation not to exceed
7% of the gross proceeds from the sale of the re	eal property located 32239 Groat, Brownstown MI
48188. Mr. Roberts will not be required to sub-	nit hourly time records in order to receive
compesation.	
B. All fees and expenses sought by	Mr. Roberts and Ralph Roberts Realty, LLC are
subject to Court approval.	
Signed on January 17, 2012	
	/s/ Walter Shapero
	Walter Shapero
	United States Bankruptcy Judge



Listing Information \$ 114,900 S #212035188Ad: 368 N HARVEY ST RES PEND ERTS/FS Map: F 5 LOC: N PENNINMAN W N MILLS Area: 05013 C: PLYMOUTH 48170-1223 Protect: 15 DIT: PENNIMAN TO CHURCH TO HARVEY Lot Size: 50X124 Acr: 0.14 Front Ft: 50 BR; 2 Bath: 1 Lavs: 0 Sch: PLYMOUTH CANTON MBR: 12x10 U LR: 12×18 E Prop ID: 49005110100000 Legal: 26R100 LOT 100 ALSO W 1/2 ADJ VAC ALLEY KATE E ALLENS ADDITION TO BRZ: 10x11 U GR: PLYMOUTH VILLAGE TIS R8E L22 P54 WCR Homestead: Y **BR3**: FR: Tax: Sum: \$3,200 Win: \$359 Assoc. Fee: \$ LB: BR4: Year Bullt: 1910 Oth/Spc: DR: 10x12 E Pos: IMMED BR5: Water Nm: Adl Doc: Y Sq Ft: **840** Src: PRD BFT: KT: 09x10 E TBS: FBS: % Tillable: 0 % Tiled: 0 Soil Type: % Wooded: 0 Buyer Agency: Y 3 Transaction Coord.: Y 3 Ownership: PRIVATE - OWNED Comp Arr: Sub Agency: Y 3 336321 RALPH ROBERTS REALTY LLC Short Sale: Y 586-751-0000 LD: 4/9/2012 Acc: APPT/LCKBX Gar: Y Ba: Y FP: N Agt: 734-934-3498 RALPH ROBERTS Ph: 734-934-3498 Co-List Ph: (734) 934-Cnt; WALID BAST Co-List: WALID BAST 3498 Agent Only Remarks All showings call 1800SHOWING..Location...Location...potential galore. Great opportunity is this LC: N fixer upper within walking distance to down town Plymouth. Sold as is, purchaser is responsible for DWP: all inspections and repairs, seller WILL NOT make or pay for any repairs. Please refer to uploaded PAY: docs for offer instructions. All offers and comissions are subject to 3rd party approval. All info is INT: TRM: estimated and must be verified. **Features** Style: COLONIAL Exterior: ALUMINUM Architecture: 2-ST WaterFront Desc: No Terms: CASH, FHA 203K Heating: FRCD AIR Garage: 1 CAR Fuel Type: GAS Bath Desc: 1ST F BTH Road Frontage: PAVED Water Sewer: MUN WAT Foundation: BASEMENT **Pending Information** DOM:31 N Pend Date:5/10/2012 Sell Off: Sell Agt: Sell Off. ID:

The accuracy of all information, regardless of source, is not guaranteed or warranted. All information should be independently verified.

Copyright Realcomp II Ltd. Shareholders

2012 Realcomp II Ltd., All Rights Reserved.

Generated by LISA PEARCY on Friday, September 28, 2012 586-751-0000 RALPH ROBERTS REALTY LLC Languages: English Server RCO7

	1
囧	
REALTO	ÄŠ

### Sales Contract

Ĭ	-1

RE	ALTORS'		.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			(4)	
	ling Office	Raiph Roberts Realty, LLC	MLS BRKR#		Dato	May 4, 2012	7
CHH	ling OfficeCole	dwell Banker Weir Manuel - Plyn	uontu Wra Bickich	195105	Time	[_]AM	PM
l,	PROPERTY DE	SCRIPTION Dayor agrees to buy fo	om Soller the property los	outed at	City	of Plymouth	
		iyne County, Michiga	nn, and logally described	ua: 368 N. I	larvey Str	eat	
	(Property D: 4	9005110100000) (Legel: 26R1)	00 LOT 100 ALSO W	1/2 ADJ VAC	ALLEY K	ATE E ALLENS	
		PLYMOUTH VILLAGE TIS R8E				11.1 11 11	
	The property life	ludos ull buildings; ali tixturos; all 3 Axtures; water seftenor (unless reut	gas, oil, and intronsi ri	gills owned b	y Bollaci bi	ull-in appliances; Ne	guilitg
		ols; ahindos; water seltener (nines iem strates; water seltener (nines iem					
		nd screens; garage door opener a					
	mailboxes, if any;	and See Addendum,	· · · · · · · · · · · · · · · · · · ·			,	·
	but does not inclu	do		·			. Tho
_	property is purcha	sed subject to zoning ordinances and	to use restrictions and cu	Bomanta of rec	ord.		
2. 3.	METHOD OF P	The sales price is \$ 115,000 AYMENT All monios must be paid	d by cash, certified check	k. cashlers ch	eck. or mon	ev arder. The sale w	dli ba
		following method:			,	-,,	
	✓ CASH: Buyo	r will pay the sules price in each upor	n Sollor's delivery of a Tr	rustee deed co	mveylag ma	rkatable title.	
	I NEW MORT	OAGE: This agreement is contingen Buyer will a	t on Buyar's ability to ab	ntuju n(u) 💳	S. 0.11.4	morigago loen	in the
	amount of S	soller evidence of the loan approval	libia tot me jaun willim	Calles mon se	nilor Sellor	s accoptance, if Buyer	r tattu
	completed un	on Soller's delivery of a tentanty dec	ni conveyine marketable (	iden may ci	itieet ittia af	grousions, and said w	111 110
					yer and Soll	or algoing a land cor	ıtmul.
	pursuant to w	FRACT: Buyer will pay S high Buyer will pay monthly instal	lments (principal and int	erost) of \$	·	or mare, incl	uding
	annual Interes	t of percent. Buyer wi	Il pay the entire balance	, which may	require a li	ump-sum paymout, v	vithia
	MORACIA	nfter closing. : ASSUMPTION er LAND CONTR	A CIT A REICININARDATE IC	C the builder of	, 41	us on land austruct or	
		ame and pay the existing mortgage					
		and the existing of approximately \$				fa warrenty deed or a	
	contract assign	nment, Buyer will roiniburse Seller a	a closing for any fands ho	old in escrovy.	•	•	
<b>5</b> .	TITLE INSURA	NCE Saller shall provide to Ruya	ir, al Sollor's expanse, s	u ownor's po	illay of title	ala alilw connrusal c	ndard
		mount of the sales price, Sofler will					or tho
	days to provide Sc	all other centingencies centained in eler with written notice of any objec	this ligroument. Open foc etlang Saller will than he	cipi oi ine coi	niniunoni, t Decreelulu	Suyer shall have	
		s. If Selier is unable to remetly the di					
	rolunded to Buyer.	*	• •	•		• • •	
, ·	SURVEY/SITE I	NVESTIGATION All matters related	ed to but not limited to	zoniny, soll b	urings, malt	ers of survey, use po	milis,
	drain ensements, ri	ghts of way, atc., are the sole resper	sulpility of Buyor unloss s	specified in ou	nar provisio	ns of titls agreement,	OL OH
<b>.</b>	an attached addend	ium. URANCE Solfer shall be responsi	ible for the end extends	ul soupenes le		the meaning with a	
"	closed.	ORANGE Sonot sum on tesponal	טמונטואט מווה מזוו יוטו טוט.	o covorage is	HOLANCO ON	mo property until s	#IC 19
٧,	CLOSING COST	'S Unless otherwise provided in th	is agreement, it is agree	d that Seller s	shall pay all	state and county tra	ansfer
	taxes and costs rec	quired to convoy clear title. Unicas	atherwise provided in th	is agreement,	Buyer shall	pay the cost of reco	rding
,	the deed and/or sec	surity interests and all mortgage close	ing costs required by lond	for for the Bay	ror,		
	TAXES AND AS	SESSMENTS Sollor will pay all paints will be puid as follows:	strint years' real estato to	ixes and shace	sments. The	s current year's real	olaleo
	NO PRORAT	ION Seller will pay the taxes and as	ecsements which are due	before the day	le of closing	. Buyor will nay tuxo	e and
	w etgospicesses	hich are due on or after the date of e	losing, "Due" means the e	date on which	4 lax or asso	ssurout pecunian buy	able.
·^-	TALLOOMING		Duna LaC d			NK_	
	RM LOCT/09	t to total the time to the time to	Page 1 of 4			Jan Trillian	⊋
liont:	16. Roberts (Ical Fistale, I 5: (586)751-0000	LLC 12000 Hall Road Sterling Heights, Mt 4 Fax: (586)620-6469 Rajph I	8026 Roberts		6	Jung 18mi	litied
	•	Produced with sipPorm® by zipLook 1807		hlasm 48026 www	v slot ontream	044	1-190

#### UNITED STATES BANKRUPTCY COURT FOR THE EASTERN DISTRICT OF MICHIGAN SOUTHERN DIVISION

In Re:	
AUDREY MARIE REDMANN,	Case No. 11-43818-wsd Chapter 7
Debtor.	Judge Shapero

### ORDER AUTHORIZING TRUSTEE TO EMPLOY REAL ESTATE BROKER

K. Jin Lim, the Chapter 7 Trustee, having filed her Application to Employ Real Estate Broker; and the Court being fully advised in the premises:

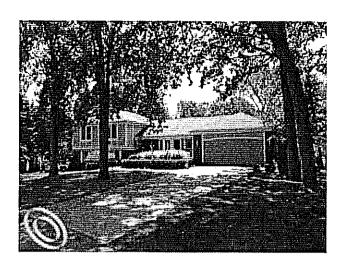
IT IS ORDERED that the Trustee is authorized to employ Ralph R. Roberts of Ralph Roberts Realty, LLC, to sell the real property described in the Application.

IT IS FURTHER ORDERED that the amount of rate of broker's compensation shall be seven (7%) of the gross proceeds realized from the Trustee's sale of the real property, which shall be paid after application and after Court order authorizing payment.

Signed on March 30, 2012

/s/ Walter Shapero

Walter Shapero
United States Bankruptcy Judge



**Listing Information** #212087206Ad: 35330 LANCASHIRE CT **RES ACTV** 

C: LIVONIA 48152-4814 Loc: N SIX MILE E WAYNE Map: 32 Area: 05021 Dir: SIX MILE TO WAYNE NORTH TO LANCASHIRE DOM: Y/37/119 Protect: 15 Lot Size: **79X208** Acr: 0.38 Front Ft: 79 BR: 4 Bath: 2 Lavs: 1 Sch: LIVONIA Prop ID: 46034020044000 MBR: 12x14 U LR: 20x17 E Legal: 09H44 SHEFFIELD SUB T1S R9E L97 P33 34 35 WCR LOT 44 BR2: 10x12 U GR: Tax: Sum: \$2,384 Win: \$2,346 Assoc. Fee: \$ Homestead: Y BR3: 10x11 U FR: 22x18 L Year Built: 1977 Oth/Spc: YES BR4: 10x10 L LB: Water Nm: Adl Doc: Y Pos: IMMED BR5: DR: 12x12 E

Sq Ft: 2579 Src: PRD FBS: BFT: 18x19 E Soil Type: % Wooded: 0 % Tillable: 0 % Tiled: 0 Comp Arr: Sub Agency: Y 3 Buyer Agency: Y 3 Transaction Coord.: Y 3 Ownership: PRIVATE - OWNED

336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 8/22/2012 Short Sale: Y RALPH ROBERTS Agt: 734-934-3498 Acc: APPT/LCKBX Gar: Y Ba: Y FP: Y Co-List: WALID BAST Co-List Ph: (734) 934-Cnt: WALID BAST Ph: 734-934-3498 3498

**Agent Only Remarks** 

All showings Call 800 SHOWING!Lets pool around this summer. Superb location and lay out on this LC: N gorgeous quad in shefield sub. Almost 2600 sq.ft. of living space wall the amenities . Inground pool, 2 DWP: decks. Beautiful all year round sun room overlooking the pool. MUST SEE! Please refer to uploaded docs PAY: for offer instructions. Offers & comms subject to 3rd party approval. Negos are handled by special INT: counsel. TRM:

Exterior: BRICK, OTHER WaterFront Desc: No Fuel Type: GAS

Fireplace Type: FAM RM, GAS

Other Rooms: DINING RM, 1ST FL LAU, 1ST FL MBR,

LIVING RM, FAMILY RM, BRKFST RM

Basement Type: UNFINISHED

Water Sewer: MUN WAT

**Features** 

Architecture: QUAD-LVL Terms: CONV, FHA, CASH Cooling: CENTRAL Interior Feat: WETBAR, INTRCM, CABLE AVL, CENT VAC, HUMIDF

Garage: 2 CAR, ATT, OPENER

Exterior Feat: POOL-INGR, DECK, PORCH, Road Frontage:

SPRINKLR

Style: SPLIT LEVEL Heating: FRCD AIR Water Heater: GAS Bath Desc: 1STF BTH, MBR BTH Foundation:

\$ 244,900 S

KT: 12x18 E

BASEMENT

**PAVED** 

ERTS/FS

The accuracy of all information, regardless of source, is not guaranteed or warranted. All information should be independently verified. Copyright Realcomp II Ltd. Shareholders 2012 Realcomp II Ltd., All Rights Reserved.

> Generated by LISA PEARCY on Friday, September 28, 2012 586-751-0000 RALPH ROBERTS REALTY LLC Languages: English Server RCO 10

Þ	<b>V</b>	
, KA	√eγ μ	Sales Contract
·K	EAL	OMOS REMAX CLASSIC MLS BRKR#236814 Dato 9/11/14
ı. I	dilin	Office REMAX CLASSIC MLS BRKR#2368111 Date 9/11/12 AM IPM
		**************************************
1.	. ` I	ROPERTY DESCRIPTION Buyer egrees to buy from Seller the property located at 35330 LANCASHIRE CT.
		WAYNE County, Michigan, and legally described as: 3/16FF16LD. 3013 LOT 44
١,	٧	The state of the s
•	2	he property includes all buildings; all fixtures; all ges, oil, and mineral rights owned by Sulter, built-in appliances; lighting
	, (	xtures; planibling fixtures; water softener (unides rented); heating fixtures; electrical fixtures; radio and television antennas and any
•	1	echanical controls; strates; avenings; shutters; window bilinds; circlain and deport tode; attached floor coverings; attached replace doors and screens; garage door opener and controls; screens, storm windows and doors; landscaping, genera, and
:		allboxes, icany; and See Addending.
	ir.	
	t	at does not include
: 2.	. į	ALES PRICE. The sales price is S 249.80
3.		ALES PRICE. The sales price is S
•	Ş	<u>mpleted by the following method:</u>
•	- [	CASH: Buyer will pay the sales price in eash upon Seller's delivery of a Trustee deed convoying marketable title.
		NRW MORTGAGE: This agreement is contingent on Buyor's ability to obtain a(n). CONVENTIONED mortgage loan in the amount of S. Buyor will apply for the loan within days after Sellor's acceptance, If Buyor fulls
	•	to deliver to Seller evidence of life loan approval before 10/20/12, Soller may cancel this agreement. The sale will he
	,	្ន domploted upon Soller's delivery of a warming deed conveying ក្រោះសាធារិត (illo.
٠	ł	LAND CONTRACT: Buyer will pay 5 management about 1 gay and Soller signing a land contract,
		pursuant to which Buyer will pay monthly installments (principal and interest) of \$, or mote, including a function of the payment, percent. Buyer will pay the entire balance, which may require a lump sum payment, within years after closing.
	۱ .	MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT: If the holder of the mortgage of Idail contract agrees,
	ι	Throng will assume and now the existing mortanee or land contract according to its terms. Huver will day the difference between
		the sules price and the existing of approximately \$ upon Sollar's delivery of a warranty deed of a land conflict assignment. Buyer will reimburse Soller at closing for any funds hold in enfow.
đ		ronuset assignment, tayer will followed seller at closing for any tones note in cacrow.  ITLE INSURANCE Seller shall provide to Buyer, at Seller's expense, an owners policy of tille insurance with standard
्य	: 6	xcontions in the amount of the sales orice. Seller will poply for a commitment for title insurance within,
	- 1	uvor has walved all other contingencies contained in this agreement. Upon receipt of the commitment, Buyer shall have
:.		ays to provide Soller with written notice of any objections. Soller will then have 30 days after receiving written notice to remedy
,		to claimed defects. If Seller is unable to remedy the defects within 30 days, this agreement shall terminate, and any deposit shall be shinded to Buyer.
• 5	. 1	INVEY/SITE INVESTIGATION All matters related to but not limited to zoning, sail borings, matters of survey, use parmits,
	`;6	rain assements, rights of way, etc., are the sole responsibility of Buyer unless specified in other provisions of this agreement, or on
: .	·, · (	n attached addendum. HOPERTY-INSIRANGE-Seller-shall-be-responsible-for-fire-and-extended-coverage-inaurance-on-the-property-unfil-salo-is-
-		Inseria-
.7	i.	LOSING COSTS Unless otherwise provided in this agreement, it is exceed that Seller shall pay all state and county transfer
-	. !	axes and costs required to convey clear title. Unless otherwise provided in this agreement, Buyer shall pay the cost of recording
8		no deed and/or scourity interests and all mortgage closing costs required by londer for the Buyer.  AXES AND ASSESMENTS Soller will pay all prior years real estate laxes and assessments. The purrent years real estate
	, ,	axos and astergaments will be build us tollows.
•	•	🖊 NO PRORATION Solter will pay the taxes and assessments which are due before the date of closing. Buyer will pay taxes and
	•	aszesamenta which die gine ou or after the date of clering. Due mond the quie ou which a tax or excessment pecomes payable:
٠.,	• • •	
		N I OCT/09 Page 1 of 4
· A P	មេស្រី។ មិត្តបាន	Roberts Real Hsiato, LLO 12900 Hall Road Sterling Holgals, M148026 (586)751-0000 Fax: (586)620-6469 Raigh Roberts Untilled
		Produced with zipPoint® by zipLogix 18070 Fileon Mile Road, Freeen, Michigan 48028 www.zipLogix.com
		Gene Tobut Instee Trustee
	1	Buyer

Initial

Initial

#### UNITED STATES BANKRUPTCY COURT EASTERN DISTRICT OF MICHIGAN SOUTHERN DIVISION

In Re:					
GERALD E. JASON and PHYLLIS A. JASON,	Case No. 11-71917-mbm Chapter 7 Judge McIvor				
Debtors.	/				
ORDER AUTHORIZING TRUSTEE TO EMPLOY COUNSEL					
Gene R. Kohut, the Chapter 7 Ti	rustee, having filed his Application to Employ				
Counsel; and the Court being fully advised	d in the premises:				
IT IS ORDERED that:					
A. Rodney M. Glusac/Bernar	di, Ronayne & Glusac, P.C. is authorized to be				
employed as attorneys for the Trustee in this case pursuant to the terms and conditions set					
forth in the Application and its supporting affidavit; and					
B. Compensation shall be paid after application and Court Order authorizing					
payment.					
	•				
Signed on January 18, 2012					
<del>"</del>	/s/ Marci B. McIvor				
-	Marci B. McIvor				
	United States Bankruptcy Judge				



**Listing Information** RES PEND ERTS/FS \$ 279.900 S #212011888Ad: 47806 PAVILLON RD Area: 05071 T: CANTON TWP 48188-6288 Map: **B 10** Loc: S CHERRY HILL W BECK Protect: 15 DIT: SOUTH ON BECK TO TORRINGTON PARK WEST TO PAVILLON Acr: 0 BR: 4 Bath: 3 Lavs: 1 Lot Size: IRREG Front Ft: LR: 20x18 E Prop ID: 71077020253000 Sch: PLYMOUTH CANTON MBR: 20x16 U Legal: 20B253 LOT 253 FAIRWAYS WEST SUB NO. 2 T2S R8E L112 P56 TO 68 WCR BR2: 14×16 U GR: 22x20 E Tax: Sum: \$2,823 Win: \$2,971 Assoc. Fee: \$400 ANNUALLY Homestead: Y BR3: 14x12 U FR: Year Bullt: 1997 Oth/Spc: BR4: 12x12 U LB: 14x12 E DR: 14x12 E Water Nm: Adl Doc: Y Pos: IMMED BR5: Src: EST KT: 14x20 E Sq Ft: **3386** TBS: BET: FBS: Soll Type: % Wooded: 0 % Tillable: 0 % Tiled: 0 Ownership: PRIVATE - OWNED Como Arr: Sub Agency: Y 3 Buyer Agency: Y 3 Transaction Coord.: Y 3 Short Sale: Y 336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 2/3/2012 Gar: Y Ba: Y FP: Y RALPH ROBERTS Aqt: 734-934-3498 Acc: APPT/LCKBX Ph: 800 SHOWING Co-List: WALID BAST Co-List Ph: (734) 934-Cnt: WALID BAST 3498 Agent Only Remarks Showings thru showing desk.Almost 3400 Sq. Ft. of living space.Open concept.Grand foyer, vaulted LC: N ceilings thru out.Formal living & dining rooms, great room w/f/p, huge kichen w/dining area, too DWP: many magnificent features to mention.Offers & comms R subject to 3rd party approval.Short sale is PAY: handled by special counsel on behalf of the estate.Quick turn around.Refer to uploaded docs 4 offer INT: instructions. TRM: Exterior: BRICK Architecture: 2-ST Style: COLONIAL Terms: CONV, FHA, CASH WaterFront Desc: No Heating: FRCD AIR Fuel Type: GAS Cooling: CENTRAL Water Heater: GAS Bath Desc: 1ST F LAV, 2ND F BTH, Other Rooms: DINING RM, 1ST FL LAU, LIVING RM, Fireplace Type: LIV RM, OTHER **BSM BTH GREAT RM, LIBR/STDY** Exterior Feat: PATIO, SPRINKLR, OUTSD LGHT Garage: 3 CAR, ATT, Foundation: BASEMENT OPENER, ELECT Road Frontage: PAVED Water Sewer: MUN WAT **Pending Information** Pend Date: 6/11/2012 DOM: 154 Y Sell Off, ID: Sell Off: Sell Agt:

The accuracy of all information, regardless of source, is not guaranteed or warranted. All information should be independently verified.

Copyright Realcomp II Ltd., Shareholders

2012 Realcomp II Ltd., All Rights Reserved.

Generated by LISA PEARCY on Friday, September 28, 2012 586-751-0000 RALPH ROBERTS REALTY LLC Languages: English Server RCO8 1812 MIDDLEBELT GARDEN CITY, MI 48135



OFFER TO PURCHASE **REAL ESTATE** 

FAX (734) 525-1311 (734) 525-7900

"EACH OFFICE ISHOSPEHOLITTY OWNED AND OPERATEO"

CANTON TOWNSHIP OF CANTON	<u> </u>
and any developed her when offere and enters to muchase the following lend situation in the	<del></del>
HAYUE County, Michigan, legelly described as follows: 200253 LdT 283 PATRIAVE HEST Sub-	
Commonly known #1 47806 PAULETON together with all Returns, inprovements are apparently and celling the commonly known #1 lighting fatures and celling the celling	Į.
commonly known as 47006 FXVIZZOH continuity streets, gas log graft, and gas attachment, all lighting factors and cellin including all built-in equipment, shelving, cabinata, finging controls, streets, gas log, graft, and gas attachment, all lighting factors and controls,	
fant, aliachiad carpoting, all window weathand, titaber, culture and others are been arrive and annual region and in a security system	ıt.
storm doors, storm windows and screens, availings, garage deer opener and transmitters received and interal rights, if any, now in or on the (rental units excluded), contral vacuum and attachments, attached humidifier, landsceping, eas, all and mineral rights, if any, now in or on the	
(rentificants excused), contrat vacuum and streetments of the first the street of the	777
premites, and	d.d.
THIS SALE TO BE CONSUMMATED BY (PARAGRAPH & (9) GOCD. CHECK ROX WHICH APPLIES):	
C A CASH SALE! Dillyery of the trust Warranty Date conveyor a matrix date of a limited at A limi	
Check	ls
6 D. CASH SALE WITH NEW MONTOAGE: Delivery of the unual Warranty Oracle conveying a mancranic transportant to the made by carifor's chief to the made by carifor's chief to the Agreement is contingent upon the Purchaser being able to settler a Convenir montal more to be made by carifor's chief the Agreement is contingent upon the purchaser of the Agreement of Section 1997 (All Continues as the Mancran as the	ige , ,
and day \$ 12.40 down plus mortgage costs, prapaid items and adjustments in car	Titio
In the amount of 5 and pay 5 and pay 5 and pay 5 and pay 1 and pay	m. Independing
Purchaser agrees to apply for such mortgage at his/her own expense within	in Trustee Initio
If a firm commitment for such mortgage cannot be obtained within 43	
	1 2
APPLICABLE TO HIA ON VA SALES ONLY! See attached FILANA Addendum.  O. C. SALE TO EXISTING MORTGAGE: See attached Sale to Editing Mortgage Addendum.	· · · (//
	. 17.7.X1
O. SALE ON LAND CONTRACTISES STREETED LAND CONTRACTISES AND ACTION OF HIS property, subject to the rights of present tenants, is any. If the Salid  The Scilers shall deliver and the European street possession of Hid property, subject to the rights of present tenants, is any. If the Salid  The Scilers shall deliver and the European street and the European street tenants are controlled in the Control of the Co	: <i>  別(江/</i> 入)
the date of vacaling the property as spread, better and that the remains and the property as an authorized by the property as a prope	
The state of the s	, ,
due and returning to the Seller the unused portion as determined by date property is valued as for the condition of the premises, droker is an obligation implied or otherwise for seeing that the premises are valued on the date specified or for the condition of the premises, droker is an obligation implied or otherwise for seeing that the premises are valued on the date specified or for the condition of the premises, droker is an obligation implied or otherwise for seeing that the premises are valued on the date specified or for the condition of the premises, droker is an obligation implied or otherwise for seeing that the premises are valued on the date specified or for the condition of the premises, droker is an obligation in the date of the premise of the condition of the conditio	v / /
obligation implied or otherwise for seeing that the premises are varated on the data specified or for the condition of the occupancy deposit.  3. The Brokeris harsby subtorised to prarent this offer, the daposit of the provided in the Brokeris harsby subtorised to prarent this offer, the daposit of the Brokeris harsby subtorised to prarent this offer, the daposit of the Brokeris harsby subtorised as held by the data of the provided in accordance with the rules and regulations of the Michigan Depositment of the provided in the purchase price upon commission of sale or will be returned to Pitrobaser if offer is declined to Sellen Deposit is Due upon to Completion of Provided in the purchase price upon commission of sale or will be returned to Pitrobaser if offer is declined to Sellen Deposit is due upon to Completion of Provided in the purchase price upon commission of sale or will be returned to Pitrobaser if offer is declined to Sellen Deposit is due upon to Completion of Provided in the purchase price upon commission of sale or will be returned to Pitrobaser if offer is declined to the purchase price upon commission of sale or will be returned to Pitrobaser if offer is declined to the purchase price upon commission of sale or will be returned to Pitrobaser.	. T
3. The Brokeris haraby authorized to present this offer, The deposit of Seven Markey File Dollars is frill Dollars in	., i
form will a shall be held by the condense with the roles and regulations of the national department	". I
Older hands and another and another to the purchase rules upon consummation of sale or will be returned to Pittchaser if offer is decline	rd b
by Saller, DEPOSIT IS DUE UPON COMPLETION OF PRIVATE HESPECTION IF APPLICABLE.	ľ
A (feet recolumn of this anserment by the Tener and Commy line in the Constituting of the Constituting of the Constitution of	<del></del>
consummate the sale on or helore	
and the country of the control of the control of the selling broker/ssign as 100 later a country of the control	
PI Callada Amadi Adilipade C.C.C.C.C.C.C.C.C.C.C.C.C.C.C.C.C.C.C.	1 (4)
A CONTRACT OF THE PROPERTY OF	ted , _
Soller represents and the Purchaser ecknowledges that the housing on the above described property was constru-	···· 1 - 1
entransport of the movement of the following and the following of the 2007E delicities in the following was to be a	nted (V)
teres and at the Constitute of the first and a first that a factor in the f	: [7] [
residented in court of the Lead-Resed Paint Seller's Discionare Form completed by the Seller on	
20 the terms of which are incorporated hereis by raiserance.	, 19 <sub>-</sub>
Purchaser shall have a day opportunity after the date of this Agreement to conduct an inspection of the property for the presence of isad-based paint and/or lead-based hazards (Federal regulations requires a to	day KDtJ. 14 d
	in 1700461
upon notice from Purchaser to Seller within this period, this Agreement shall reminate and any deposit shall be	/. \
e patrimient en Hirefrager.	T 10.1
Purchaser has aby waives his free concentrative to conduct a slik assessment or inspection for the	N751√V[
measure of test harn't paint and for lead hated daint hat 1705.	910
AND IT COUNTY OF THE CONTROL OF THE	ite
Ktere Gried Plant Schler's Discloure and Condonialum Addeadum and Control State Schlich Addeadum and Control State Schlich Schlief	<del></del>
D HAVA Addendum R Highes of Buyer Alency C. Swimming Food Addendum	<del></del>
re etta Lacesman of trafe Addendom   O Bust Execut Assessant   3 Phase Roll Addendum   U   U   U   U   U   U   U   U   U	<del></del> -
GENERAL COHDMINS of sale printed on reverse side are incorporated and made a part hereof.	
ADDITIONAL CONDITIONS, IT AND STORE THE TO SOMETH	
PURCHASERIS SONATURE AND ACHORIVE MERCHANIST OF RECEIPTIBUCHAIR Extensisted in The Copy of this document.	
Willey D. Witte Marke & Almark	
DARCY D. COPER J. G. 12	
and the management of the state	
and appropriate an appropriate or the understand faller seasons the other and extendible as receipt of a convigible Agreemi	ant.
SPLEATS ACCEPTANCE OF AGREEMENT OF SALE: The understand shall be sale faller and behaviored as receipt of a copy of this Agreement of Sale: The understand and sole faller and behaviored as receipt of a copy of this Agreement of Sale faller	i¢ .
of Sale, Soller further ogrees that. RALPH ROBERTS RH and CENTURY 21 CASTRILL 910346 AS AU HUNIZED Broker of this	14
of Sale, Soller further agrees that RADDI ROBBITS AR and CHITANY A CASTRILL STORE AS AU INDICATOR OF THE PROPERTY AND AS AU INDICATOR OF THE PROPERTY AND AS AU INDICATOR OF THE PROPERTY AND ASSAULT OF THE PROPERTY AND ASSAULT OF THE PROPERTY AS A CONTROL OF THE PROPERTY AS A C	oi oi
of Sale, Soller further agrees that <u>RAPPH ROBERTY Research</u> and <u>crittury 31 Control 1980 to the presented atteracceptance of this procured sale Agreement and has flow broad to the sale and heraby directs that no further policy be presented atteracceptance of this Agreement of Sale. Seller further agrees to pay diotecly), for services rendered, committing a fail for this that string agreement, for the sale the property. If sale is not consummated for any reason not attribute by me appearing its forfeited, those of the property. If sale is not consummated for any reason not attribute by me appearing the forfeited, through any total ones had the</u>	al seaf
of Sale, Soller further agrees that <u>RAPPH ROBERTY Research</u> and <u>crittury 31 Control 1980 to the presented atteracceptance of this procured sale Agreement and has flow broad to the sale and heraby directs that no further policy be presented atteracceptance of this Agreement of Sale. Seller further agrees to pay diotecly), for services rendered, committing a fail for this that string agreement, for the sale the property. If sale is not consummated for any reason not attribute by me appearing its forfeited, those of the property. If sale is not consummated for any reason not attribute by me appearing the forfeited, through any total ones had the</u>	al seaf
of Sale, Soller further agrees that <u>RAPPH ROBERTY Research</u> and <u>crittury 31 Control 1980 to the presented atteracceptance of this procured sale Agreement and has flow broad to the sale and heraby directs that no further policy be presented atteracceptance of this Agreement of Sale. Seller further agrees to pay diotecly), for services rendered, committing a fail for this that string agreement, for the sale the property. If sale is not consummated for any reason not attribute by me appearing its forfeited, those of the property. If sale is not consummated for any reason not attribute by me appearing the forfeited, through any total ones had the</u>	al seaf
of Sale, Soller further agrees that RAPH nonuncin may and activities of Sale, Soller further after the presented of the presented of the process of the proc	n oi 1164 Signafure
of Sale, Soller further agrees that RADDI notation as and control of Sale, Soller further affects that no during affect that no during affects that no during the sale of the	ustee Signature
of Sale, Soller further agrees that RADH HOUSING ME and CHTURY 21 EASTHLE-910346 AND Intelliged Underly Halfing procured and Agreement and his Answering that he procured and Agreement and his Answering that he procured and Agreement of Sale. Seller further agrees to pay Grove(s), for services rendered, a committion of sale forthis that fitting agreement, for the sale the property. If sale is not consummated for any reason not altimitable in Brokes (syend Agronif is fortelted, Grokes (s) may rotate one-half the (not to exceed the full commission) in full payment for services rendered that the following the fortelted of the full commission in full payment for services rendered that the following the fortelted of the full commission in full payment for services rendered that the following the full commission is fortelted. The full of the full commission is fortely agreed to the full commission in full payment for services rendered that the full commission is fortely agreed to the full commission in full payment for services rendered that the full commission is fortely agreed to the full commission in full payment for services rendered that the full commission is fortely agreed to the full commission in full payment for services rendered that the full commission is fortely agreed to the full commission in full payment for services rendered that the full commission is fortely agreed to the full commission in full payment for services rendered that the full commission is fortely agreed to the full commission in full payment for services rendered the full commission is fortely agreed to the full commission in full payment for services rendered to the process of the full commission is fortely agreed to the full commission in full payment for services rendered to the process of the full commission in full payment for services rendered to the full commission in full payment for services and full commission in full payment for services and full commission in full payment for services and full commission in full payment fo	ustee Signature
of Sale, Soller further agrees that RAPPH ROBBITES has and Corrular's Leave that on our there pleas has untilitized unserty) majors and produced sale Agreement and hose house brought about this sale and hereby discrets that no our there pleas he presented after acceptance of this Agreement of Sale. Seller further agrees to pay the beels), for servicer candeted, a committion as fairfuling agreement, for the sale the property, if sale is not consummated for any reason and attitudable in appear(s) and knowledge in robse(s) may cotate one has the final to acceed the full commission) in full payment for services condessed the fairful of the full commission) in full payment for services condessed the full commission) in full payment for services condessed the full commission in full payment for services condessed the full commission in full payment for services condessed the full commission in full payment for services condessed to the full commission in full payment for services condessed to the full commission in full payment for services condessed to the full commission in full payment for services condessed to the full commission in full payment for services condessed to the full commission in full payment for services condessed to the full commission in full payment for services condessed to the full commission in full payment for services condessed to the full commission in full payment for services condessed to the property of the full payment for services condessed to the property of the full payment for services condessed to the property of the full payment for services condessed to the property of the full payment for services condessed to the property of the full payment for services condessed to the property of the full payment for services condessed to the property of the full payment for services and the property of the full payment for services and the property of the full payment for services and the property of the full payment for services and the property of the full payment for services and the pr	ustee Signature
of Sale, Soller further agrees that RADDI ROBBITS By and CITTURY 31 East 11 1910 at Assessment of International Products and his Assessment of Sale, Soller further products and his Assessment of Sale, Soller further agrees to pay Grobe(s), for services rendered, a committion as far forthin the fitting agreement, for the sale the property. If sale is not consummated for any reason not attributed by the property. If sale is not consummated for any reason not attributed by the property. If sale is not consummated for any reason not attributed by the property. If sale is not consummated for any reason not attributed by the property. If sale is not consummated for any reason not attributed by the property. If sale is not consummated for any reason not attributed by the property. If sale is not consummated for any reason not attributed by the property. If sale is not consummated for any reason not attributed by the property of the sale is not consummated.  **The property is not consummated for any reason not attributed by the property is not sale in the sale is not consummated. The property is not a sale is not consummated for any reason not attributed by the property. If sale is not consummated for any reason not attributed by the property. If sale is not consummated for any reason not attributed by the property. If sale is not a sale is not a sale is not attributed by the property is not attributed by the sale is not attribute	ustee Signature

# UNITED STATES BANKRUPTCY COURT EASTERN DISTRICT OF MICHIGAN SOUTHERN DIVISION—DETROIT

CHAPTER 7

IN RE TAMARA JORGENSEN,

JUDGE MARCI B. MCIVOR
REAL ESTATE BROKER
mploy a real estate broker and
erts Realty, LLC as real estate
ith compensation not to exceed
ated 47806 Pavillon, Canton MI
records in order to receive
d Ralph Roberts Realty, LLC are
i B. McIvor
Ivor



	Listing Inform	ation		
#212037880Ad: 49129 PENINSULAR DR	RES PEND		ERTS/F	S \$ 254,900 S
T: VAN BUREN TWP 48111-4977	Map: <b>B 16</b>	Loc: N W HU	JRON RIV E	Area: <b>05111</b>
	·	LINDAVIST	TA .	
Dir: RAWSONVILLE TO HURON RIVER E TO MI	SSION POINTE			Protect: 15
Lot Size: 80X130 Acr: 0.24		Front Ft: 80	BR: 4 Bath	: 3 Lavs: 1
Prop ID: 83079030078000 Sch: VAN			MBR: 17x1	
Legal: *20G78* LOT 78 MISSION POINTE ON	THE LAKE SUB T3S R	8E L 120 P B	0 TO BR2: 12x1:	3U GR:
91 WCR-K-88,40				
	:: \$280 ANNUALLY	Homestead:		
Year Built: 2005 Oth/Spc: YES			BR4: 12x1:	
Water Nm: Adi Doc: N	•	Pos: IMMED		DR: <b>11x13</b> E
Sq Ft: <b>3215</b> TBS: FBS:		Src: PRD	BFT:	KT: 21×15 E
Soll Type: % Woode		% Tillable: 0		
Comp Arr: Sub Agency: Y 3 Buyer Age				
336321 RALPH ROBERTS REALTY LLC	586-751-0		LD: 4/16/2012	
RALPH ROBERTS				X Gar: Y Ba: Y FP: Y
Co-List: WALID BAST		(734) 934-	Cnt: WALID BAS	T Ph: 734-934-3498
	3498			
	Agent Only Re			
2 show Call 800 SHOWING With room to roan	1 & endless list of up	grades; Che	rry cabinets,grani	ite. LC: N
MUST SEE!!Please refer to uploaded docs for	offer instructions, of	fers & comm	issions are subje	
3rd party approval. Short sale negotiations as	e handled by specia	l counsel on	behalf of the	PAY:
estate.Purchaser is responsible for paying \$4	10 water meter inst	allation fee ii	n addition to ANY	
ALL inspection fees.SOLD ABSOLUTELY AS IS				TRM;
	Features	ŧ		
Exterior: BRICK	Architecture: 2-ST			Style: COLONIAL
WaterFront Desc: No	Terms: CONV, FHA,	CASH		Heating: FRCD AIR
Fuel Type: GAS	Cooling: CENTRAL			Water Heater: GAS
Fireplace Type: GRT RM	Interior Feat: INTRO			Bath Desc: 1ST F LAV, 2ND
	JETTED TUB, SECU			F BTH, MBR BTH
Other Rooms: DINING RM, 15T FL LAU, REC.	Garage: 3 CAR, ATT	, OPENER, EI	LECT	Foundation: BASEMENT
RM, LIVING RM, FAMILY RM, LIBR/STDY				
Exterior Feat: DECK, SPRINKLR, OUTSD LGHT	Road Frontage: PAV		•	Water Sewer: MUN WAT
Pending Information				
Pend Date: 6/11/2012	DO	OM:108 Y		
Sell Off. ID:	St	eli Off:		Sell Agt:

The accuracy of all information, regardless of source, is not guaranteed or warranted. All information should be independently verified.

Copyright Realcomp II Ltd., Shareholders

2012 Realcomp II Ltd., All Rights Reserved.

Generated by LISA PEARCY on Friday, September 28, 2012 586-751-0000 RALPH ROBERTS REALTY LLC Languages: English Server RCOB

Party Party	#
	Å
	A
REALTO	RS.

### Sales Contract

	1-	
_	_	
1		_
Į.		;

	LTORS Disting
cll	ing Office: RE/MAX DREAM PROPERTIES MLS BRKR# 367613 Date Ob/17/2012
isl	ing Office RALPH POHERTS REALTY, LLC. MLS BRKR# 336321 Time AM PM
	PROPERTY DESCRIPTION Buyer agrees to buy from Seller the property located at <u>19129 PENINSULAR DRIVE</u> VAN BHREN TWP, MI 18111-1977  WAYNE County, Michigan, and legally described as: #20078* LOT 78 MISSION POINTE ON THE LAKE SUB T3S RSE L 120 F 80 to 91 WCR-K-88.h0
	The property includes all buildings; all fixtures; all gas, oil, and mineral rights owned by Seller, built-in appliances; lighting fixtures; plumbing fixtures; water softener (unless rented); loading fixtures; electrical fixtures; radio and television antennas and any mechanical controls; shades; awnings; shatters; window blinds; cartain and drapery rods; attached floor coverings; attached fireplace doors and screens; garage door opener and controls; screens, storm windows and doors; landscaping, fences, and mullboxes, if any; and See Addendum.
	but does not include The
<u>.</u>	property is purchased subject to zening ordinances and to use restrictions and easements of record.  SALES PRICE The sales price is S 255,000.00  METHOD OF PAYMENT All monies must be paid by each, certified check, eachiers check, or money order. The sale will be
	CASH: Buyer will pay the sales price in each upon Seller's delivery of a Trustee deed conveying marketable little.  X NEW MORTGAGE: This agreement is contingent on Buyer's ability to obtain u(n) CONVENTIONAL mortgage loss in the amount of \$\frac{1}{29},500,00\$ Buyer will apply for the loan within \$\frac{5}{20}\$ days after Seller's acceptance. If Buyer falls to deliver to Seller ovidence of the loan approval before \$\frac{06/15/12}{2}\$, Seller may cancel this agreement. The sale will be completed upon Seller's delivery of a warranty deed conveying marketable title.  LAND CONTRACT: Buyer will pay \$\frac{1}{2}\$ down payment upon Buyer and Seller signing a land contract, pursuant to which Buyer will pay monthly installments (principal and interest) of \$\frac{1}{2}\$ or more, including amount interest of \$\frac{1}{2}\$ person. Buyer will pay the entire balance, which may require a lump-sum payment, within
١.	years after closing.  MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT: If the holder of the mortgage or land contract agrees, Buyer will assume and pay the existing mortgage or land contract according to its terms. Buyer will pay the difference between the sales price and the existing of approximately S upon Soller's delivery of a warranty deed or a land contract assignment. Buyer will reimburse Seller at closing for any funds held in escrow.  TITLE INSURANCE Soller shall provide to Buyer, at Seller's expense, an owner's policy of title insurance with standard exceptions in the amount of the sales price. Seller will apply for a commitment for title insurance within 5 days after the Buyer has walved all other contingencies contained in this agreement. Upon receipt of the commitment, Buyer shall have 3 days to provide Seller with written notice of any objections. Seller will then have 30 days after receiving written notice to remedy the claimed defects. If Seller is unable to remedy the defects within 30 days, this agreement shall terminate, and any deposit shall be
i <b>.</b>	SURVEY/SITE INVESTIGATION All matters related to but not limited to zoning, soil burings, matters of survey, use parmix, drain encoments, rights of way, etc., are the sole responsibility of Buyer unless specified in other provisions of this agreement, or on
	an attached addendum.  PROPERTY INSURANCE Seller shall be responsible for fire and extended coverage insurance on the property until sale is
•	11
<b>'</b> .	CLOSING COSTS Unless otherwise provided in this agreement, it is agreed that Seller shall pay all state and county transfer taxes and costs required to convey clear (title. Unless otherwise provided in this agreement, Buyer shall pay the cost of recording taxes and costs required by lender for the Buyer.
<b>.</b>	TAXES AND ASSESSMENTS Soller will pay all prior years' real estate taxes and aspessments. The current year's real estate taxes and aspessments will be paid as follows:  NO PRORATION Soller will pay the taxes and assessments which are due before the date of closing. Buyer will pay taxes and assessments which are due on or after the date of closing. "Due" means the date on which a tax or assessment becomes payable.

FORM I OCT/09

. Page 1 of 4

Ralph R. Roberts Real Estate, LLC 12900 Hall Read Sterling Heights, 51 48026 Phone: (586)751-0800 Fac: (586)620-6469 Ralph Roberts Page 33 of 43/11

# UNITED STATES BANKRUPTCY COURT EASTERN DISTRICT OF MICHIGAN SOUTHERN DIVISION—DETROIT

In re Ronnie and Tracie Smith,	CHAPTER 7			
Debtor.	Case No. 11-71064 Judge Thomas J. Tucker			
ORDER APPROVING TRUSTEE'S EMPLOYME	NT OF REAL ESTATE BROKER			
The Court has considered the Trustee's applicati	on to employ a real estate broker and			
finds good cause to enter this Order.				
IT IS ORDERED as follows:				
A. The Trustee is authorized to employ Ralp	oh Roberts Realty, LLC as real estate			
broker on a percentage fee basis pursuant to 11 U.S.C. § 328 with compensation not to exceed				
7% of the gross proceeds from the sale of the real prope	rty located at 49129 Peninsular Drive,			
Belleville MI 48111. Mr. Roberts will not be required to	submit hourly time records in order to			
receive compensation.				
B. All fees and expenses sought by Mr. Rob	erts and Ralph Roberts Realty, LLC are			
subject to Court approval.				
Signed on February 22, 2012				
	/s/ Thomas J. Tucker			
	Thomas J. Tucker United States Bankruptcy Judge			



Listing Information #212008542Ad: 47576 PINE CREEK CT RES CWTH ERTS/FS \$ 249,900 5 T: NORTHVILLE TWP 48168-8526 Loc: N 6 MILE W BECK Area: **05011** Dir: ENTER PINE CREEK OFF BECK Protect: 30 Lot Size: 80X170 Acr: 0 Front Ft: 80 BR: 4 Bath: 2 Lavs: 1 Prop ID: 77032030003000 Sch: NORTHVILLE MBR: 16x13 E LR: Legal: 08G3 LOT 3 PINE CREEK ESTATES T15 R8E L111 P 68 TO 73 WCR BR2: 12x11 U GR: 21x18 E Tax: Sum: \$3,432 Win: \$2,392 Assoc. Fee: \$500 ANNUALLY Homestead: Y BR3: 12x11 U FR: Year Built: 1997 Oth/Spc: BR4: 13x13 U LB: Water Nm: Adi Doc: N Pos: IMMED BR5: DR: Sq Ft: 2800 TBS: FBS. Src: EST BFT: 19x12 E KT: 13x10 E Soll Type: % Wooded: 0 % Tillable: 0 % Tiled: 0 Sub Agency: Y 50/50 Buyer Agency: Y 50/50 Transaction Coord.: Y 50/50 Ownership: PRIVATE - OWNED Comp Arr: 336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 1/25/2012 Short Sale: Y RALPH ROBERTS Acc: APPT Agt: 586-751-0000 Gar: Y Ba: Y FP: Y Co-List: WALID BAST Co-List Ph: (734) 934- Cnt: WALID BAST Ph: 734-934-4398 3498 Agent Only Remarks

Showings call 800 showing. Absolutely impeccable! Mrs. clean lives here. Well kept & maintained 2800 LC: N sq. ft. of living space. Featuring a grand foyer w/cathedral ceilings, a magnificent Great Room w/f/p, a DWP: spacious kitchen w/f/p & plenty of table space. Master on main floor, formal L/R+so much more to PAY: see. Please see uploaded docs 4 offer instructions. Offers & commissions are subject to 3rd party approval.

Features
Exterior: BRICK Architecture: 2-ST
WaterFront Desc: No Terms: CONV. FHA. VA. CASH

WaterFront Desc: No Terms: CONV, FHA, VA, CASH
Fuel Type: GAS Cooling: CENTRAL

Fireplace Type: GRT RM Bath Desc: 1ST F BTH, MBR BTH

Garage: 2 CAR, ATT Foundation: BASEMENT Exterior Feat: PORCH Road Frontage: PAVED Heating: FRCD AIR
Water Heater: GAS

Style: CONTEMP

Other Rooms: DINING RM, GREAT RM

Basement Type: UNFINISHED Water Sewer: MUN WAT

The accuracy of all information, regardless of source, is not guaranteed or warranted. All information should be independently verified.

Copyright Realcomp II Ltd. Shareholders

2012 Realcomp II Ltd., All Rights Reserved.

Generated by LISA PEARCY on Friday, September 28, 2012 586-751-0000 RALPH ROBERTS REALTY LLC Languages: English Server RCO10

	<b>I-1</b>
REALTORS Sales Contract	.sA.
Selling Office Lykin City	
Listing Office MLS BRKRW	17.14
MIS HIKRU	MTPM
1. PROPERTY DESCRIPTION Dayor agrees to buy from Seller the property located at 47576. For Grack	<u> </u>
Cample Madage and L.	<u>-21.</u>
	KAN JUEC
INC DISHUITY Includes at Land P	
fixures, plumbing fixtures; water softener (unless tented); heating fixtures; electrical fixtures; mile and relavision unternamental controls; shades, awrings; shutters; window blinds; cartain and dispersy mile attacked a fireplace doors and exceeding shutters; window blinds; cartain and dispersy mile attacked to	5: lightine
mechanical controls; shades, awrings; shutters; whidow blinds; cortain and drapery rods, attached fluor coverings mailboxes, 1fany, and sereous; garage door oppose and controls; storeers, storm windows and streets.	is and may
fireplace doors and sercons; gurage door oppose and controls; sercons, storm windows and doors; landscaping, for indications and doors; landscaping, for	, attached
but does not include	neet, and
Property is purchased subject to and	
property is purchased subject to zonling ordinances and to use restrictions and customents of record  SALES PRICE. The sales price is \$ \( \sigma \)	The
METHOD OF PAYMENT All minites must be paid by eash, certified check, easiliers check, or money order. The sat	
The sale	e will be
NEW MORTUAGE. This agreement is contingent on theyer's ability to obtain a(n)  New formula of S  Duyer will apply for the loan within  days after Selection of the contingent on they are the contingent of the co	
amount of S Buyer will apply for the land in a speciment of S Buyer will apply for the land.	uu in the
Called a second of the form approval before	ryer fails
to deliver to Seller evidence of the form approval before  completed upon Seller's delivery at a warranty deed conveying marketable title.  LAND CONTRACT: Buyer will now S	will be
this strait to retain the reason of the pay 5	
LAND CONTRACT: Buyer will pay S  the pursuant to which Buyer will pay monthly installments (principal and interest) of S  yours after closing.  MORTGACE Buyer will pay monthly installments (principal and interest) of S  yours after closing.  MORTGACE ASSTRANTICAL TAXABLE PROPERTY OF A STRANTICAL TO STRANTICAL	teladine
MORTGAGE ASSITATIONS ASSITATION DAYMON	willing
MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT: If the holder of the mortgage or land contract the sales price and the existing mortgage or land contract according to its terms. Buyer will pay the difference to contract assignment. Buyer will pay the difference to contract assignment.	
the sales price and the existing of approximately \$	
contract assignment. Buyer will reimburse Soiler at closing for any fluids field in enerow.  TITLE INSURANCE Seller shall provide to Huyer at Calland.	to land
CACCOLINIS IN the amount of the second secon	
exceptions in the amount of the sales price. Seller will apply for a commitment for internance with a three will apply for a commitment for internance within the sales price. Seller will apply for a commitment for internance within the days in the sales of the sales price.	andard Berale
refunded to flower. It series is unable to remedy the defects within 30 days, this agreement should be written untice to r	omedy
5. SURVEY/SITE INVESTIGATION All matters related to but not timited to zoning, soil borings, matters of survey, use pe an attached addendary.	nall by
drain currents, rights of way, etc., are the sole responsibility of Buyer unless specified in other provisions of this agreement, an attached addendum.  6. PROPERTY INSURANCE Soles and the sole responsibility of Buyer unless specified in other provisions of this agreement,	mail.
6. PROPERTY INSURANCE Soller shall be assessed in other provisions of this agreement	. Of on
6. PROPERTY INSURANCE Seller shall be responsible for fire and extended coverage insurance on the property until a CLOSING COSTS I class at the property until a	este ia
CLOSING COSTS Unless otherwise provided in this agreement, it is agreed that Seller shall pay all state and county to the deed and/or servicing interests with the deed and or servicing interests with the deed and the deed a	m(C )3
luxes and costs required to convey clear fille. Unless otherwise provided in this agreement, it is agreed that Seller shall pay all state and county to the deed and/or security interests and all mortgage closing easts required by lender for the fluxer shall pay the cost of reco	instr
the deed and/or security interests and all martgage closing easts required by lender for the Buyer, shall pay the cost of recost.  8. PAXES AND ASSESSMENTS Seller will now all force years required by lender for the Buyer.	tding
MACS and desperation will be and a series of the land of the land one avaccoment. The	ante
NO PRORATION Sellur will pay the taxes and assusaments which are due before the date of closing. Buyor will pay taxes assusaments which are due before the date of closing. Buyor will pay taxes	
assessments which are due on or after the date of closing. *Due" means the date on which a tax or assessment becomes payor	· und
FORM LOCTION	uic.
Raigh B. Roberts Real Palato CLC 17000 D. Land	
Phone: (\$86)751-0000 Fox: (\$86)620-0409 Rather Rathers	

#### UNITED STATES BANKRUPTCY COURT FOR THE EASTERN DISTRICT OF MICHIGAN SOUTHERN DIVISION

In re:				
FRANK MUGERDICHIAN, JR. and RAMONA K. MUGERDICHIAN,	No. 11-47172-pjs Chapter 7 Judge Shefferly			
Debtors/	Judge diferenty			
ORDER AUTHORIZING TRUSTEE TO EMPLOY RALPH R. ROBERTS AS REAL ESTATE BROKER				
The Trustee having filed his Application for Order Authorizing Trustee to Employ Ralph				
R. Roberts as Real Estate Broker (the "Application"); the Court having considered same, and				
being duly advised in the premises:				
IT IS ORDERED that the Trustee is authorized to employ Ralph R. Roberts of Ralph				
Roberts Realty, LLC as his real estate broker pursuant to the Trustee's Application.				
IT IS FURTHER ORDERED that compensation and reimbursement may be paid after				
application and after Court Order.				
Signed on June 14, 2011	/s/ Phillip J. Shefferly			
	Phillip J. Shefferly United States Bankruptcy Judge			
EMPLOY RALPH R. ROBERTS AS REAL ESTATE BROKER  The Trustee having filed his Application for Order Authorizing Trustee to Employ Ralp R. Roberts as Real Estate Broker (the "Application"); the Court having considered same, and being duly advised in the premises:  IT IS ORDERED that the Trustee is authorized to employ Ralph R. Roberts of Ralp Roberts Realty, LLC as his real estate broker pursuant to the Trustee's Application.  IT IS FURTHER ORDERED that compensation and reimbursement may be paid after application and after Court Order.  Signed on June 14, 2011				



```
Listing Information
#212032250Ad; 4548 SEDONA DR
                                               RES PEND
                                                                                                $ 230,000 S
                                                                                  ERTS/FS
T: INDEPENDENCE TWP 48348-2268
                                                  Map: T 7
                                                              Loc: S INDIANWOOD E ESTON
                                                                                                Area: 02081
Dir: CLARKSTON RD TO N/ ON ESTON R/ ON SEDONA
                                                                                                Protect: 180
Lat Size: 139X240
                                  Acr: 0
                                                                               BR: 4 Bath: 3
                                                                                                Lavs: 1
                                                                               MBR: 19x14 U
Prop ID: 0801451010
                                  Sch: LAKE ORION
                                                                                                IR:
Legal: T4N, R9E, SEC 1 OAKLAND COUNTY CONDOMINIUM PLAN NO 938
                                                                               BR2; 16x12 U
                                                                                                GR: 19x16 E
INDIANWOOD ESTATES UNIT 37 L 15379 P 381 10-23-95 FR 401-008 TO 011
Tax: Sum: $2,675 Win: $1,015
                                  Assoc. Fee: $95 QUARTERLY Homestead: Y
                                                                               BR3: 13x12 U
                                                                                                FR:
Year Bullt: 1996 Oth/Spc:
                                                                               BR4: 14x12 U
                                                                                                LB: 12x12 E
Water Nm:
                                  Adl Doc: N
                                                              Pos: AT CLOSE
                                                                               BR5:
                                                                                                DR: 14x12 E
Sa Ft: 3314
                TBS: 0
                                  FBS:
                                                              Src: PRD
                                                                               BFT: 14x09 E
                                                                                                KT: 14x13 E
Soll Type:
                                  % Wooded: 0
                                                              % Tillable: 0
                                                                               % Tiled: 0
Comp Arr:
               Sub Agency: Y 3% Buyer Agency: Y 3% Transaction Coord.: Y 3% Ownership: PRIVATE - OWNED
336321 RALPH ROBERTS REALTY LLC
                                                  586-751-0000
                                                                         LD: 3/29/2012
                                                                                               Short Sale: Y
RALPH ROBERTS
                                                  Agt: 586-751-0000
                                                                         Acc: APPT
                                                                                               Gar: Y Ba; Y FP; Y
Co-List: LANETTE LOUWERS
                                                  Co-List Ph: 586-751-
                                                                         Cnt: DEBORAH
                                                                                               Ph: 248.765.2139
                                                  0000
                                             Agent Only Remarks
Large 4 bed / 3 bath home in private sub. Built in pool. Hardwood floors. Cathedral ceiling, library.
LL is partitioned and drywalled. Property is subject to highest / best and bankruptcy court approval. DWP;
CCS waiting 3rd party approval / no showings
                                                                                                PAY:
                                                                                                INT:
                                                                                                TRM:
                                                    Features
Exterior: VINYL
                                                        Architecture: 2-ST
                                                                                        Style: VICTORIAN
                                                        Terms: CONV, FHA, VA, CASH
WaterFront Desc: No
                                                                                        Heating: FRCD AIR
Fuel Type: GAS
                                                        Cooling: CENTRAL
                                                                                        Fireplace Type: GRT RM
Bath Desc: 1ST F LAV, 2ND F BTH, MBR BTH, OTHER
                                                        Garage: 3 CAR
                                                                                        Foundation: BASEMENT
Road Frontage: GRAVEL
                                                        Water Sewer: WELL, SEPTIC
                                             Pending Information
Pend Date: 4/23/2012
                                                             DOM: 25 N
Sell Off, ID:
                                                             Sell Off:
                                                                                          Sell Agt:
```

The accuracy of all information, regardless of source, is not guaranteed or warranted. All information should be independently verified.

Copyright Realcomp II Ltd., Shareholders

2012 Realcomp II Ltd., All Rights Reserved.

Generated by LISA PEARCY on Friday, September 28, 2012 586-751-0000 RALPH ROBERTS REALTY LLC Languages: English Server RCO8

	7
SEAL O	35
<b>डिटींगियु</b> र	مظلات

#### Sales Contract

•		
Ĺ	^	
	6.163	2 C

	SOFTIME DOBGO REGILESTONE GIVES MESBERKER#	Distr. 4.2.2012
	Listing Office MLS BRKR#	Time AM PM
Q.	M. II. State and the same and a s	4548 Sections
4	independence.	
	County Mirriagon and lengthy described as	THH, RAE, SECT OAKLAND
	COUNTY CONDOMINIUM PLAN NO 938 INCHANDO	D ESTATES UNIT 371 15379 P
	DOLLO - 22 OF ED HOI-MYS TO ALL	
	The appropriate includes all hardistance all findances all seas oil, and mineral right	as owned by Scher, built in applicances, lighting
	firstness wherehing firstness parter coffener familess parteils, heating firstness; clocks	वटान् विश्वकृतकार्थः, व्यक्षाक समय उत्तरमाधाका अधारवाधास्य अवत स्वयंत्र
	drapmy sods, attached filoer noverings; attached	
	broplace doors and screens; garage door opener and controls; screens, store	m wiredows and choose derescaping, beneda, and
	mailboxes, if any; and See Addendium.	
		. The
	but does out modude  property is purchased subject to soming ordinances and to use regulations and case	ments of count.
•	The collection of the collecti	
2. 3.		cashiers check, or money under. The sale will be
.J.,	completed by the following method:	•
	To a sea- series will may the sales union in cresh amon Sciller's delivery of a Tou	store direct conveying marketable title.
	NA ANDRE AND ACCES White paragraph is combined in Wester Schiller doubt	and artiful) ( ( ) )
	The state of the s	Approximent posterior accompliance, or control receive
	to deliver to Seller evidence of the loan approved before	POPPEL MICH CHICKS INTO A BELLEVINGER THE PURE AND AND AND
	the state of the s	¥Lre₋
	1 E a A NOTA O' CONTINUE A C'III - PRIMERE MOTH MARY S. MONTO PRIMERE	न्यं क्रांका स्थितिय स्वार इदावि अञ्चल ३ व्याप अवस्थात
	parament to which Buyer will pay monthly installments (principal and into	व्यक्ति । व्यक्ति । व्यक्ति ।
		which may require a large-sum payment, within
	years either closing.	the healther of the americans on found constituted parties.
	MORTGAGE ASSUMPTION OF LAND CONTRACT ASSEMMENT: If I	the statement of the comments of the statement of the sta
	Harver will assume and pay the exchang mengage or and contain according	apon Sciler's delivery of a warranty deed or a land
	the sales price and the existing of approximately \$ content assignment. Boyer will reinforce Seller at closing for any finds bel	
		a cosmer's molicy of title insurance with standard
4.	exceptions in the amount of the seles price. Seller will apply for a commitment to	in title insurance within 5 days after the
	The maintain described and properties are properties of the proper	and of the compatiment, this et knist bleve
	describe manifes Sellier with position maties of any chiralines. Sellet will find he	he 30 gays abler receiving whiteh protect to actions.
	the claimed defects of Seller is unable to somely the defects within 30 days, this	agreement shall teaminute, and any deposit and be
	rational and to Berrier	
5.	at botheril ton first he he he he seemed all the bear a surpress are and the bothering and bothering as a	oming, and burings, matters of survey, use periods,
	drain ensoments, rights of way, etc., are the soile responsibility of flayer unless s	perified in other provisions of this agreement, or on
	marghanes in a character of the contract of th	
€.	6. PROPERTY INSURANCE Soller shall be responsible for fine and extende	q concrete attenuance our one farificials mini ever a
	closed.	instruments strength from sixty. The way Marks as the section to
7.	7. CLOSING COSTS Unless otherwise provided in this agreement, it is agreed	THE SCHOOL WHAT DAY ME SINCE THE COUNTY TOWNSHIP
	turces and costs required to convey clear title. Unless otherwise provided in this	to the fire frame
	the deed and/or accordy interests and all mortgage closing costs required by land 8. TAXES AND ASSESSMENTS Seller will pay all prior years real estate to	wie and signounteents. Whe consent wear's seal estate
8.		and other differentiation of the second of t
	times and assessments will be paid as follows:    NO PRORATION Sellor will pay the texes and assessments which are due	before the date of closing. Hower will may taxes and
	AD PROCES VIOLE SCHOOL WE DE TEXTS SHIP SEPERATE WHEN HE SEE	hate on which a tax or assessment becomes payable.
	SESSENIOUS MANOR BICOME ON AN INCOME ON ANDICOM CONNESS. TARE AND ADDRESS.	

FORM I OCT/09

Page 1 of 4

Reight II. Uchans Acel Estate, U.S.C 12900 Ball Road Stading Acigint, AN \$8025 Blone: (\$86)751-0000 Fax: (\$86)620-6869 Baljd Uchans

Umitled

#### UNITED STATES BANKRUPTCY COURT EASTERN DISTRICT OF MICHIGAN SOUTHERN DIVISION—DETROIT

In re Scott and Roxana Chambers,	Chapter 7				
Debtors.	Case No. 10-48362 Judge Phillip J. Shefferly				
ORDER APPROVING TRUSTEE'S E	EMPLOYMENT OF REAL ESTATE BROKER				
The Court has considered the Trustee finds good cause to enter this Order.	's application to employ a real estate broker and				
IT IS ORDERED as follows:					
A. The Trustee is authorized to employ Ralph Roberts Realty, LLC as real estate broker on a percentage fee basis pursuant to 11 U.S.C. § 328 with compensation not to exceed 7% of the gross proceeds from the sale of the real property located 4548 Sedona, Clarkston, Michigan. Mr. Roberts will not be required to submit hourly time records in order to receive compensation.					
7% of the gross sale price to be paid at closin Roberts Realty, LLC's commission is indepe paid upon the closing of a short sale, with pa proceeds: 1) an appreciable carve out for the	rill receive compensation equal to no greater than ag from the bank's proceeds of the sale. Ralph endent of the carve out to the estate and will only be yment of the following from the bank's sale bankruptcy estate; 2) realtor commissions; 3)  Aronoff & Linnell's commission; and 5) payment of				
C. All fees and expenses sought subject to Court approval.	by Mr. Roberts and Ralph Roberts Realty, LLC are				
Signed on March 21, 2012	/s/ Phillip J. Shefferly Phillip J. Shefferly				
	United States Bankruptcy Judge				



**Listing Information** #212029096Ad: 2095 YORKSHIRE RD RES PEND ERTS/FS \$ 150,000 S C: BIRMINGHAM 48009-5917 Map: AA 23 Loc: N MAPLE ROAD E ETON Area: 02192 Dir: MAPLE TO ETON, NORTH ON ETON TO YORKSHIRE Protect: 180 Lot Size: 75 X 149.69 Acr: 0 Front Ft: 75 BR: 3 Bath: 2 Lavs; O Prop ID: 2030453015 Sch: BIRMINGHAM MBR: 12x11 E LR; 11x20 E Legal: T2N, R11E, SEC 30 EAST MAPLE GARDENS S 149.3 FT OF LOT 70 BR2: 10x10 E GR: Tax: Sum: \$3,299 Win: \$745 Assoc. Fee: \$ Homestead: Y BR3: 11x10 E FR: Year Bullt: 1950 Oth/Spc: YES BR4: LB: Water Nm: Adl Doc: N Pos: CLOSING BR5: DR: Sq Ft: 1181 TBS: FBS: 580 Src: PRD BFT: KT: 10x13 E Soll Type: % Wooded: 0 % Tillable: 0 % Tiled: 0 Sub Agency: Y 3% Buyer Agency: Y 3% Transaction Coord.: Y 3% Ownership: PRIVATE - OWNED Comp Arr: 336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 3/22/2012 Short Sale: Y RALPH ROBERTS Agt: 586-549-9346 Acc: APPT Gar: Y Ba: Y FP; N Co-List: BUNNY MONTI Co-List Ph: 586-751-Cnt: BUNNY MONT Ph: 586-549-9346 Agent Only Remarks Charming ranch in popular area with attached 1-car garage, natural fireplace and bay window in LC; N living room overlooking tree lined street, 3 bedrooms and 2 full baths, perfect starter home! All DWP: room dimensions are approximate and subject to buyer inspection. All showings scheduled through PAY: 1-800-showing. INT: TRM: **Features** Exterior: BRICK Architecture: 1-ST Style: RANCH WaterFront Desc: No Terms: CONV, FHA, VA, CASH Heating: FRCD AIR Fuel Type: GAS Interior Feat: CABLE AVL Bath Desc: 1ST F BTH, BSM BTH Garage: 1 CAR, ATT, OPENER Foundation: BASEMENT Basement Type: UNFINISHED Exterior Feat: PORCH Water Sewer: MUN WAT, SEW-SANIT Road Frontage: PAVED, PUBLIC SIDEWALK **Pending Information** Pend Date:3/23/2012 DOM: B Y Sell Off, ID: Sell Off: Sell Agt:

The accuracy of all information, regardless of source, is not guaranteed or warranted. All information should be independently verified.

Copyright Realcomp II Ltd., Shareholders

2012 Realcomp II Ltd., All Rights Reserved.

Generated by LISA PEARCY on Friday, September 28, 2012 586-751-0000 RALPH ROBERTS REALTY LLC Languages: English Server RCO9

į		iles Contract			I-1		
ĸ				-11	100 may 1		
Se	Selling Office Coldwell Banker Listing Office Rouph Roberts REA	MLS BRKRI	Date	3/5/12	erserum)		
Li	Listing Office ROLPH ROBERTS REA	LTY MISHRKR#	Time	<i>5:30</i>	AM PPN		
	1. PROPERTY DESCRIPTION Buyer agrees to buy fro  BIRMING HAM  COURTY, Michigan	om Seller the property locate #80  n, and legally described as:	vial 2095	YORKSHIK	E PLE		
	GARDENS S 149.3 FT OF	LOT 70					
	The property includes all buildings; all fixtures; all particles; plumbing fixtures; water softener (unless renter mechanica) controls; shades; awnings; shutters; wind fireplace doors and screens; garage door, opener and mailboxes, if any; and See Addendum (Theory)	d); heating fixtures; electric low blinds; curtain and d d controls; screens, storm	al fixtures; radio	and television and	ennes and an		
	but does not include		<del></del>		, The		
	property is purchased subject to zoning ordinances and to	o use restrictions and casem	ents of record.		. 114		
	SALES PRICE The sales price is \$ 150,000	<u> </u>					
3.	completed by the following method:	•		-			
	CASH: Buyer will pay the sales price in cash upon	Beller's delivery of a Trust	ce deed convoyi	ng marketable title	•		
	NEW MORTGAGE: This agreement is contingent amount of \$ Buyer will ap	on Buyer's ability to obtain	n(n)	mortgo	go losn in the		
	to deliver to Seller evidence of the lose serious hi	ply for the loan within	days alter S	elier's acceptance.	If Buyer fails		
	to deliver to Seller evidence of the loan approval be completed upon Seller's delivery of a warranty deed	conveying marketable title	ioi ili <b>nà c</b> aticel f	ura agreement. Thi	n static Armi ox		
	LAND CONTRACT: Buyer will pay 5 pursuant to which Buyer will pay monthly installa	down paymen!	l upon Buyer and	Soller signing a	and contract		
	pursuant to which Buyer will pay monthly installn unnual interest of percent. Buyer will	nonts (principal and interes	t) of S	ormo	e, including		
	years after closing.	hay are enuis paratest at	men mmy tequa	a er rembeautit hus	ment Amu		
	MORTGAGE ASSUMPTION OF LAND CONTRA	CT ASSIGNMENT: If the	holder of the m	origage or land co	niraci agrees,		
	Buyer will assume and pay the existing mortgage of the vales price and the existing of approximately S	r land contract according to u	its terms, Buyer non Sellar's delly	will pay the differ cry of a warranty o	ence between leed or a land		
	the sales price and the existing of approximately S contract assignment. Buyer will reimburse Seller at c	closing for any funds held is	п састом.	-			
4,	TITLE INSURANCE Salier shall provide to Buyer,	at Sollor's expense, an o	water's policy of	title insurance v			
	exceptions in the amount of the sales price. Seller will a Buyer has waived all other contingencies contained in th				days after the		
	days to provide Seller with written notice of any object						
	the claimed defects. If Seller is unable to remedy the defe						
_	refunded to Buyer,			_	_		
5.	SURVEY/SITE INVESTIGATION All matters related drain easements, rights of way, etc., are the sole responsi	lo bul not limited to zoni	ng, soil borings,	matters of survey,	use permits,		
	en attached addendum.	•	•	•	ŕ		
6.		e for fire and extended co	overage insuranc	e on the property	until salo is		
7.	CLOSING COSTS Unless otherwise provided in this laxes and costs required to convoy clear title. Unless of	losed. LOSING COSTS Unless otherwise provided in this agreement, it is agreed that Seller shall pay all state and county transfer tixes and costs required to convoy clear title. Unless otherwise provided in this agreement, Buyer shall pay the cost of recording					
8.	the deed and/or security interests and all mortgage closing TAXES AND ASSESSMENTS Soller will pay all pri-			The man-1			
0.	taxes and assessments will be paid as follows:	or Agree cont Garato lexes	माध्य क्यास्थास्थानः	tue content year	P LOST GRAZIO		
	NO PRORATION Seller will pay the taxes and assessments which are due on or after the date of clus						
FOF	PRM ( OCT/09	Page 1 of 4					

12-53023-tjt Doc 122 Filed 10/01/12 Entered 10/01/12 09:52:52 Page 42 of 43

Produced with zipForm® by zipLogb: 18070 Fitteen Mile Road, Figure, Michigan 48026 woor zipLogis com

Untitled

FORM I OCT/09

Ralph R. Roberts Real Estate, LLC 12900 Hall Road Storling Heights, MI 48026 Phone: (586)751-0000 Fax: (586)620-6469 Ralph Roberts

#### UNITED STATES BANKRUPTCY COURT FOR THE EASTERN DISTRICT OF MICHIGAN SOUTHERN DIVISION

In Re:					
JILL MARIE WRIGHT,	Case No. 12-42844-mbm Chapter 7				
Debtor/	Judge McIvor				
ORDER AUTHORIZ TO EMPLOY REAL E					
Gene R. Kohut, the Chapter 7 Trustee, h	aving filed his Application to Employ Real				
Estate Broker; and the Court being fully advised in	the premises:				
IT IS ORDERED that the Trustee is authorized to employ Ralph R. Roberts of Ralph					
Roberts Realty, LLC, to sell the real property descri	ibed in the Application.				
IT IS FURTHER ORDERED that the amo	ount of rate of broker's compensation shall be				
seven (7%) of the gross proceeds realized from t	he Trustee's sale of the real property, which				
shall be paid after application and after Court order	authorizing payment.				

Signed on February 27, 2012

/s/ Marci B. McIvor Marci B. McIvor

United States Bankruptcy Judge